

CITY OF VANCOUVER  
REGULAR COUNCIL MEETING

A Regular Meeting of the Council of the City of Vancouver was held on Tuesday, February 21, 1978, in the Council Chamber, commencing at 2:00 p.m.

PRESENT: Mayor Volrich  
Aldermen Bellamy, Brown, Ford,  
Gerard, Gibson, Harcourt,  
Kennedy, Marzari, Puil  
and Rankin (after recess)

CLERK TO THE COUNCIL: D.H. Little

PRAYER

The proceedings in the Council Chamber were opened with prayer, offered by the Civic Chaplain, the Reverend Walter A. Lexvold, Pastor of Dunbar Lutheran Church, Vancouver.

ACKNOWLEDGMENT

The Mayor acknowledged the presence in the Council Chamber of students from the Social Studies Class at Chief Maquinna Elementary School, under the direction of their teacher, Mr. Dubois.

'IN CAMERA' MEETING

The Council was advised that there were matters to be considered 'In Camera' later this day.

ADOPTION OF MINUTES

MOVED by Ald. Kennedy

SECONDED by Ald. Gerard,

THAT the minutes of the following meetings be adopted:

Special Council (Public Hearing)- February 9, 1978

Regular Council - February 14, 1978.

- CARRIED UNANIMOUSLY

COMMITTEE OF THE WHOLE

MOVED by Ald. Bellamy

SECONDED by Ald. Marzari

THAT this Council resolve itself into Committee of the Whole, Mayor Volrich in the Chair.

- CARRIED UNANIMOUSLY

DELEGATIONS

1. Part Report of Standing Committee  
on Planning & Development,  
(February 9, 1978)

Photographic Kiosks -  
Allied Photo Services Ltd.

The Council considered a report, dated February 9, 1978 from the Planning and Development Committee concerning the filing of development permit applications by Allied Photo Services Ltd., to construct photographic kiosks on gasoline service station sites in seven locations in the City. In this regard, Mr. I. Robertson, representing the Company addressed Council, referred to his brief which had been circulated previously and spoke in support of the application.

Cont'd...

Regular Council, February 21, 1978. . . . .2.

DELEGATIONS (Cont'd)

Photographic Kiosks -  
Allied Photo Services Ltd (Cont'd)

The Committee does not favour construction of these kiosks and so recommended.

MOVED by Ald. Puil

THAT the recommendation of the Planning and Development Committee, as contained in its report of February 9, 1978, be approved.

- CARRIED

(Ald. Brown, Ford, Gerard and Harcourt opposed)

CITY MANAGER'S REPORT  
February 16, 1978

B. Federal Building - Block 56

The Council at this point considered a report dated February 16, 1978 from the City Manager concerning the proposed Federal Building on Block 56, in which the Director of Planning and the Director of Social Planning submitted five recommendations. The Director of Planning addressed Council emphasizing the purpose of the February 16th report was to indicate to Council the size of the development as seen in the context of the Downtown District Development Plan.

Consideration was also given to a report dated February 1, 1978 from the Council Committee on the Arts, relating to the concept of a Children's Centre of Arts and Sciences, proposing that it be located in this new Federal Building.

Mr. Fairey, representing the Public Works Department of the Federal Government, also addressed Council and provided certain information on the development, indicating that it was to centralize existing Federal Government employees who are presently located in leased property in the City.

After considerable debate it was

MOVED by Ald. Kennedy

THAT recommendations 1 and 2 of the Director of Planning and the Director of Social Planning, as contained in the Manager's report of February 16, 1978, be approved.

- CARRIED UNANIMOUSLY

MOVED by Ald. Kennedy

THAT recommendation 3 of the Director of Planning and the Director of Social Planning, as contained in the Manager's report of February 16, 1978, be approved.

- CARRIED

(Ald. Brown and Marzari opposed)

MOVED by Ald. Kennedy

THAT recommendations 4 and 5 of the Director of Planning and the Director of Social Planning, as contained in the Manager's report of February 16, 1978, be approved.

- CARRIED

(Ald. Brown, Ford and Marzari opposed)

MOVED by Ald. Harcourt

THAT the recommendation of the Council Committee on the Arts as contained in its report of February 1, 1978, be approved.

- CARRIED UNANIMOUSLY

DELEGATIONS (Cont'd)2. New Modern Rooms

On December 13, 1977, City Council passed a motion that the owner and/or operator of the New Modern Rooms appear before it to show cause why his license should not be revoked in view of being convicted of keeping a common bawdy house on these premises.

Mr. C. R. Kennedy, solicitor of the owner, addressed the Council, gave some information with respect to individuals involved and advised that there had been no complaints from the Police Department since the Company's court conviction. The Director of Permits and Licenses confirmed this statement.

Mr. D. A. Morgan, Director, Environmental Health, advised the Council that there may be infractions of the Lodging House By-law and indicated that an interim permit given will be expiring on March 30, 1978.

MOVED by Ald. Bellamy

THAT the Chief Constable and other appropriate officials be asked to submit a further report in six months' time on the operation of these premises, at which time the Council will again review the owner's license to operate the establishment.

- CARRIED

(Ald. Harcourt opposed)

MOVED by Ald. Marzari

THAT the matter of infractions of the Lodging House By-law be referred to the Community Services Committee for consideration.

- CARRIED

(Ald. Kennedy opposed)

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The Council recessed at 3.55 p.m. and following an 'In Camera' meeting in the Mayor's office, reconvened in the Council Chamber at 4.45 p.m., the same Members present with the addition of Alderman Rankin.

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DELEGATIONS (Cont'd)3. Rezoning Applications:  
Northwest Corner of Main St. & Terminal Avenue,  
Area West of Quebec/Columbia Connector at  
Terminal Avenue.

The Council noted a report, dated February 10, 1978 from the City Manager on the above matter in which the Director of Planning is recommending that the whole matter be referred direct to a Public Hearing. The Manager concurred.

The Council was advised that the legal representative for Ocean Construction Supplies Ltd., wished to appear as a delegation only if the Council is considering not sending the matter to a Public Hearing.

MOVED by Ald. Harcourt

THAT the recommendation of the City Manager, as contained in his report of February 10, 1978, be approved.

- CARRIED

(Ald. Gibson, Marzari, Puil and Rankin opposed)

UNFINISHED BUSINESS1. Annual Review 1977/78  
Vancouver City Planning Department

On February 14, 1978, Council, when dealing with a report of the Standing Committee on Planning and Development dated February 2, 1978, on the above topic, deferred consideration for one week and requested the Director of Planning to be present to discuss his Department's 1978 work program priorities.

The Director of Planning addressed Council and advised that he agreed with the recommendation contained in the report of the Committee and, after due consideration, it was

MOVED by Ald. Harcourt

THAT the recommendation of the Committee, as contained in its report of February 2, 1978, be approved.

- CARRIED UNANIMOUSLY

2. Jericho/Locarno -  
Blocks 129 and 130

At a special meeting of Council on November 22, 1977, discussion took place regarding the disposition of city-owned properties in Blocks 129/130 - Jericho/Locarno area. A motion concerning disposition of this property was deferred to a regular meeting of Council.

Pursuant thereto, the Council considered the matter this day and noted a letter, dated December 6, 1977 from the Park Board advising of a resolution of that Board in which it requested that the lots in Block 130, purchased with Park Board acquisition funds, not be leased or sold but be turned over to the care, custody and management of the Park Board. Mr. Bain, Chairman of the Park Board, spoke briefly to the Council and explained further his Board's position.

MOVED by Ald. Puil

THAT the vacant lots in Block 130 not be leased or sold and be turned over to the care, custody and management of the Park Board.

- LOST

(Ald. Bellamy, Brown, Ford, Gibson, Harcourt, Kennedy, Marzari and the Mayor opposed)

MOVED by Ald. Harcourt

THAT the Council re-affirm its decision to dispose of the properties in Blocks 129 and 130, with the exception of the easterly 4 lots of Block 130, by way of prepaid leases for single-family homes, thereby providing funds for Jericho Park Development.

- CARRIED

(Ald. Puil and Rankin opposed)

STANDING COMMITTEE REPORTVI. Report of Standing Committee  
on Community Services  
(February 16, 1978)Health Services for School-Aged Children -  
Implications of Declining Enrollment

The Council then considered a report, dated February 16, 1978 from the Community Services Committee on the above matter, and the Medical Health Officer, who was present, gave further explanation and explained his reasons for submitting the item to the Committee.

Cont'd.....

STANDING COMMITTEE REPORT (Cont'd)

Health Services for School-Aged Children -  
Implications of Declining Enrollment (Cont'd)

MOVED by Ald. Marzari

THAT the reductions in the School Board's Health Services Budget, as proposed in the City Manager's report dated February 14, 1978, be accepted and implemented by the Medical Health Officer as soon as possible.

- (amended)

MOVED by Ald. Rankin (in amendment)

THAT the following words be inserted after the word 'accepted' and before the words 'and implemented' in Alderman Harcourt's motion, - 'with the exception of the 20% reduction in the service provided by the dental mobile unit, and the 25% reduction in the service of speech pathology'.

- CARRIED

(Ald. Ford, Gerard and Kennedy opposed)

The amendment having carried, the motion, as amended and reading as follows was put and CARRIED UNANIMOUSLY

"MOVED by Ald. Marzari

THAT the reductions in the School Board's Health Services Budget, as proposed in the City Manager's report dated February 14, 1978, be accepted with the exception of the 20% reduction in the service provided by the dental mobile unit, and the 25% reduction in the service of speech pathology.

FURTHER THAT the reductions be implemented by the Medical Health Officer as soon as possible."

MOVED by Ald. Brown

THAT the Medical Health Officer be requested to report to the Community Services Committee on what reductions in his departmental programme can be made, in exchange for not reducing the dental mobile unit service and the speech pathology service.

- CARRIED UNANIMOUSLY

MOVED by Ald. Ford

THAT Council express its concern to the Board of School Trustees on the reduction of the services outlined in the report of the Community Services Committee, instead of nursing services and other areas which may be more appropriately reduced.

- LOST

(Ald. Bellamy, Brown, Gerard, Gibson, Harcourt  
Kennedy, Marzari, Puil and Rankin opposed)

COMMUNICATIONS OR PETITIONS

1. Request for Grant - XIIIth Canadian  
Congress of Neurological Sciences

In a letter dated February 6, 1978, the Local Arrangements Committee for the Canadian Congress of Neurological Sciences meeting request that Council approve a grant to assist in the rental of the Aquarium where the Committee will be holding a dinner.

MOVED by Ald. Harcourt

THAT no action be taken on this request.

- CARRIED UNANIMOUSLY

COMMUNICATIONS OR PETITIONS (Cont'd)

2. 'Citizens' Lobby for Jobs'.

Council noted a letter dated February 13, 1978 from the Vancouver and District Labour Council asking to appear before Council as a delegation to present a brief on improving the economic climate, to increase employment opportunities.

MOVED by Ald. Harcourt  
 THAT the delegation request be granted.

- CARRIED UNANIMOUSLY

3. A letter dated February 14, 1978, submitted by the Vancouver and District Labour Council concerning the proposed closure of the MacMillan Bloedel Vancouver Plywood Division was withdrawn at the request of the Labour Council.

4. Civic Chaplains - 1978

In a letter dated February 17, 1978, the Mayor recommended the appointment of Civic Chaplains in accordance with the following roster for the balance of 1978:

MARCH/APRIL	The Rev. Ian Rennie	- Presbyterian.
MAY/JUNE	The Rev. Demetrios Partsafas.	- Greek Orthodox.
JULY/AUGUST	Major H. Tilley. (or representative)	- Salvation Army.
SEPTEMBER/ OCTOBER.	The Rev. Paul Boschman	- Mennonite.
NOVEMBER/ DECEMBER.	The Rev. John Opmeer	- Hope Reform Church.

MOVED by Ald. Harcourt  
 THAT the foregoing recommendation of the Mayor, contained in his letter dated February 17, 1978, be approved.

- CARRIED UNANIMOUSLY

5. Proposal for Improving Granville Street

The Council noted a letter dated February 20, 1978 from the Mayor on proposals for improving Granville Street. Attached to the letter was an appendix showing the merchants' proposals with suggested action and reporting instructions. The letter concluded with the following recommendations from the Mayor:

1. The establishment of the Granville Street Improvement Committee, composed of merchants and civic staff as outlined above, under the Co-Chairmanship of Mr. Ben Tessler and Mr. Maurice Egan.
2. The merchants' proposals be endorsed.
3. The action, reporting instructions and procedures regarding the merchants' proposals be approved as suggested above and in Appendix 1.

COMMUNICATIONS OR PETITIONS (Cont'd)Proposal for Improving  
Granville Street (Cont'd)

MOVED by Ald. Harcourt

THAT the recommendations of the Mayor be approved after amending the actions proposed in the appendix to read as follows:

Page 2. 6(b)

- to Planning, Social Planning and Engineering Departments, for report to the Transportation Committee.

Page 3 C.4.

- to Planning Department for report to the Transportation Committee.

Page 4. D.1.

- to Permits and Licenses and Legal Department for report to Community Services Committee

- CARRIED UNANIMOUSLY

Underlining denotes amendment

6. Family Court Building

Council noted the following memorandum dated February 21, 1978, from the City Manager, concerning the Family Court Building:

"The Attorney-General and his Deputy met on February 20th with the Mayor and City Manager. One of the topics discussed was Council's concern over the Family Court Building.

The Attorney-General stated that he has authorized the repairs and renovations required to bring the present facilities to reasonable standard, and will insist that they be undertaken without delay. The City's Architect estimates the cost of these repairs and renovations to be \$24,000.

The Attorney-General further informed the Mayor that after considerable study, he has decided to construct a new structure to serve the whole city of Vancouver as a unified Family Court facility. This would have six court rooms and deal with all aspects of juvenile offenders and family law problems.

The Ministry's first preference for a site for such a facility would be immediately west of City Hall, on the Normal School site owned by the Province.

The Attorney-General would appreciate Council's reaction to such siting. If the siting is regarded as appropriate, officials of the B.C. Building Corporation will then contact City Planning staff to discuss possible detailed designs of the building. "

Cont'd.....

COMMUNICATIONS OR PETITIONS (Cont'd)Family Court Building (Cont'd)

MOVED by Ald. Rankin  
THAT

- the matter be referred to a joint meeting of the Community Services and Planning & Development Committees;
- the Attorney-General be requested to provide a copy of his Department's impact study in respect of the site;
- the Committees consult with knowledgeable groups and City officials and obtain their reaction to the 12th and Cambie site, or any other site;
- the Committees take into consideration the planning study being carried out respecting the area west of City Hall;
- the Committees deal with this whole matter expeditiously.

- CARRIED UNANIMOUSLY

7. First Narrows Transportation Corridor

Council noted a memorandum from Alderman Kennedy as Chairman of the Transportation Committee concerning a First Narrows Transportation Corridor.

MOVED by Ald. Kennedy

THAT the report be received and the matter be discussed at a forthcoming Transportation Committee meeting.

- CARRIED UNANIMOUSLY



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CITY MANAGER'S AND OTHER REPORTS

A. MANAGER'S GENERAL REPORT  
FEBRUARY 17, 1978

Works & Utility Matters  
(February 17, 1978)

The Council considered this report which contains four clauses identified as follows:

- Cl. 1: Closure - S/S 3rd Avenue between Pine Street and Fir Street
- Cl. 2: 1978 Sidewalk Reconstruction
- Cl. 3: False Creek Area 10B - Sewer Construction
- Cl. 4: Encroachment Agreement - Lot 25, False Creek

Clauses 1, 2, 3 and 4

MOVED by Ald. Puil,

THAT the recommendations of the City Manager contained in Clauses 1, 2, 3 and 4 be approved.

- CARRIED UNANIMOUSLY

- - - - -

At this point in the proceedings, Alderman Marzari left the meeting.

- - - - -

Building & Planning Matters  
(February 17, 1978)

The Council considered this report which contains four clauses identified as follows:

- Cl. 1: D.P.A. - 3874 West 2nd Avenue (2nd and Wallace)
- Cl. 2: Grandview-Woodland N.I.P. - Progress Report
- Cl. 3: Riley Park N.I.P. - Six Month Progress Report #1
- Cl. 4: D.P.A. - Exterior Alterations to CPR Station

D.P.A. - 3874 West 2nd Avenue  
(2nd & Wallace) (Clause 1)

MOVED by Ald. Harcourt,

THAT the recommendation of the City Manager contained in this Clause be approved.

- CARRIED

(Aldermen Bellamy, Kennedy and the Mayor opposed)

MOVED by Ald. Kennedy,

THAT this matter be deferred for the time-being.

- LOST (tie vote)

(Aldermen Brown, Gibson, Harcourt, Puil and Rankin opposed)

The motion to defer having lost, the motion by Alderman Harcourt was put and CARRIED.

Grandview-Woodland N.I.P. -  
Progress Report (Clause 2)

MOVED by Ald. Puil,

THAT this Clause be received for information and the recommendation of the City Manager contained therein, be approved.

- CARRIED UNANIMOUSLY

cont'd....

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CITY MANAGER'S AND OTHER REPORTS (cont'd)

Building & Planning Matters  
(February 17, 1978) (cont'd)

Riley Park N.I.P. - Six Month Progress  
Report #1 (Clause 3)

MOVED by Ald. Rankin,  
THAT the recommendation of the City Manager contained in  
this Clause be approved.

- CARRIED UNANIMOUSLY

D.P.A. - Exterior Alterations  
to CPR Station (Clause 4)

MOVED by Ald. Kennedy,  
THAT the recommendation of the City Manager contained in  
this Clause be approved.

- CARRIED UNANIMOUSLY

Fire & Traffic Matters  
(February 17, 1978)

The Council considered this report which contains two  
clauses identified as follows:

- Cl. 1: 1978 Street Decorations Budget
- Cl. 2: Fireboat 1978

1978 Street Decorations  
Budget (Clause 1)

MOVED by Ald. Kennedy,  
THAT the recommendation of the City Manager contained in  
this Clause be approved.

- CARRIED UNANIMOUSLY

Council took no action to approve the installation of  
clamps and banners on Granville and Cordova Streets from Hastings  
Street to Richards Street at an additional estimated cost of  
\$5,000.

Fireboat 1978  
(Clause 2)

The City Manager requested and received permission to amend  
the recommendations of the Fire Chief and the Director of  
Finance contained in this Clause as follows:

- "(A) the fireboat be retained and service be supplied on  
the terms outlined under option (2)
- (B) the City attempt to have the National Harbours Board  
and the various municipalities enter into agreements  
for cost sharing
- (C) if no agreement is reached with the National Harbours  
Board, the City reopen the issue when a local Harbours  
Board is appointed."

MOVED by Ald. Puil,  
THAT the recommendations of the Fire Chief and the Director  
of Finance as amended and detailed above, be approved.

- CARRIED UNANIMOUSLY

(Underlining denotes amendment)

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During discussion of the foregoing item, Alderman Harcourt  
left the meeting.

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CITY MANAGER'S AND OTHER REPORTS (cont'd)

Finance Matters  
(February 17, 1978)

The Council considered this report which contains two clauses identified as follows:

- Cl. 1: 1978 Capital Grant Request - YMCA "Family 'Y' Project" at Langara
- Cl. 2: Transfer of Property Data to Real Estate Board of Greater Vancouver

1978 Capital Grant Request - YMCA  
"Family 'Y' Project" at Langara  
(Clause 1)

MOVED by Ald. Kennedy,  
THAT the recommendation of the City Manager contained in this Clause be approved.

- CARRIED UNANIMOUSLY  
AND BY THE REQUIRED  
MAJORITY

Transfer of Property Data to Real  
Estate Board of Greater Vancouver  
(Clause 2)

MOVED by Ald. Kennedy,  
THAT the recommendation of the City Manager contained in this Clause be approved.

- LOST

(Aldermen Brown, Bellamy, Ford, Gibson, Puil and Rankin opposed)

Personnel Matters  
(February 17, 1978)

Completion Course - Archivist  
W. McKee (Clause 1)

MOVED by Ald. Kennedy,  
THAT the recommendation of the City Manager contained in this Clause be approved.

- CARRIED UNANIMOUSLY

Property Matters  
(February 17, 1978)

The Council considered this report which contains two clauses identified as follows:

- Cl. 1: Exchange of Lands - Grandview Highway and Penticton Street
- Cl. 2: Rent Review - Portion of Lot "B", Situated under Fir Street Ramp of Granville Bridge

Clauses 1 and 2

MOVED by Ald. Puil,  
THAT Clause 1 be received for information and the recommendation of the City Manager contained in Clause 2 be approved.

- CARRIED UNANIMOUSLY

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CITY MANAGER'S AND OTHER REPORTS (cont'd)

B. Federal Building -  
Block 56

For Council action, see page 2.

C. D.P.A. - 633 Hornby Street  
(E.B. Misty's Cabaret)

MOVED by Ald. Puil,

THAT consideration of this Manager's report dated February 16, 1978, be deferred and the Director of Planning investigate and report back in respect to the situation regarding contravention of By-laws.

FURTHER THAT the Director of Planning be requested to permit an extension of the present development permit in the meantime.

- CARRIED UNANIMOUSLY

D. D.P.A. - 1114 Alberni Street  
(Supreme Court Racquet Club)

MOVED by Ald. Puil,

THAT the Director of Planning be advised that Council has no objection to his approving the development permit application for Adams Properties to use approximately 3,456 sq. ft. at 1114 Alberni Street as a lounge with a maximum seating capacity of 58 persons, to be used in conjunction with the existing Racquet Club.

- CARRIED UNANIMOUSLY

STANDING COMMITTEE & OTHER REPORTS

I. Report of Standing Committee  
on Finance & Administration,  
February 9, 1978

Departmental Review -  
Engineering Department (Clause 1)

MOVED by Ald. Brown,

THAT the recommendations of the Committee contained in this Clause be approved.

- CARRIED UNANIMOUSLY

II. Report of Standing Committee  
on Planning and Development,  
February 9, 1978

The Council considered this report which contains two clauses identified as follows:

- Cl. 1: Status of Rezoning Applications
- Cl. 2: Status Report on Government Assisted Housing in the City of Vancouver and Summary of 1977 Housing Completions

Clauses 1 and 2

MOVED by Ald. Puil,

THAT the recommendations of the Committee contained in Clauses 1 and 2 be approved.

- CARRIED UNANIMOUSLY

Regular Council, February 21, 1978 . . . . . 13

STANDING COMMITTEE & OTHER REPORTS (cont'd)

III. Report of Standing Committee  
on Community Services,  
February 9, 1978

The Council considered this report which contains six clauses identified as follows:

- Cl. 1: Sale of Surplus City furniture and equipment -  
Project Independence and Artists Gallery
- Cl. 2: Inventory of Special Services to Non-English  
Speaking Residents of the City
- Cl. 3: Austin Hotel, 1221 Granville Street re  
Fire By-law
- Cl. 4: Presentation by Community Living Boards
- Cl. 5: Hotel Vancouver re Fire By-law
- Cl. 6: Jericho Hangar No. 6

Clauses 1, 2, 3, 4 and 5

MOVED by Ald. Rankin,

THAT Clause 1 be received for information and the  
recommendations of the Committee contained in Clauses 2, 3,  
4 and 5 be approved.

- CARRIED UNANIMOUSLY

Jericho Hangar No. 6  
(Clause 6)

MOVED by Ald. Rankin,

THAT, the suggestion by the Committee that the Guild raise  
the three matters discussed at the meeting, with the Park Board  
as the Board has been delegated by Council to look after Hangar  
No. 6, be approved.

- CARRIED UNANIMOUSLY

MOVED by Ald. Brown,

THAT the City turn over to the custody, care and management  
of the Park Board the City District Lots 4565 and 5098 and the  
City Lot 7030, Group 1, New Westminster District, all in the City  
of Vancouver.

- Notice

(Notice was called and recognized by the Chair)

MOVED by Ald. Kennedy,

THAT Council request the Park Board to permit the Ne Chi  
Zu Artists Guild to continue to use Hangar No. 6 on a day to  
day basis on the understanding that no public assembly is  
permitted.

- CARRIED

(Aldermen Gerard, Gibson and the Mayor opposed)

MOVED by Ald. Kennedy,

THAT efforts be continued to find suitable alternative  
space for the Ne Chi Zu Artists Guild.

- CARRIED UNANIMOUSLY

Regular Council, February 21, 1978 . . . . . 14

STANDING COMMITTEE & OTHER REPORTS (cont'd)

IV. Report of Standing Committee  
on Transportation,  
February 9, 1978

The Council considered this report which contains four clauses identified as follows:

- Cl. 1: Free-Standing Signs on City Streets
- Cl. 2: Project Turn Down Traffic Volume - Continuation  
of Incentive Programs
- Cl. 3: Capilano Stadium Parking
- Cl. 4: Gasoline Retailing - Self-Serves

Free-Standing Signs on  
City Streets (Clause 1)

During consideration of this Clause, Council noted a letter from the Gastown Historic Area Planning Committee supporting the Committee's recommendations. In addition, the Gastown Historic Area Planning Committee, in conjunction with the Downtown Business Association and the Chinatown Historic Area Planning Committee, offered to undertake to inform, as best they can, all merchants in the Downtown area of the necessity of removing free-standing signs from City sidewalks and boulevards so that implementation of this program will be as smooth as possible within the Downtown area.

MOVED by Ald. Kennedy,

THAT recommendation A of the Committee contained in this Clause be amended by deleting the date 'February 28' and inserting in lieu thereof the date 'April 3'.

- CARRIED

(Alderman Rankin opposed)

MOVED by Ald. Kennedy,

THAT recommendations A and B of the Committee, as amended this day, be approved;

FURTHER THAT Council accept the offer of assistance with this program from the Gastown Historic Area Planning Committee, the Downtown Business Association and the Chinatown Historic Area Planning Committee.

- CARRIED UNANIMOUSLY

Clauses 2, 3 and 4

MOVED by Ald. Kennedy,

THAT the recommendations of the Committee contained in Clauses 2, 3 and 4 be approved.

- CARRIED UNANIMOUSLY

Regular Council, February 21, 1978 . . . . . 15

STANDING COMMITTEE AND OTHER REPORTS (cont'd)

V. Report of Standing Committee  
on Finance & Administration,  
February 9, 1978

The Council considered this report which contains three clauses identified as follows:

- Cl. 1: Preliminary Report on the 1978 Revenue Budget Estimates
- Cl. 2: Budget for Council Committee on the Arts
- Cl. 3: New Permanent Full Time Positions - City of Vancouver

Clauses 1, 2 and 3

MOVED by Ald. Brown,  
THAT the recommendations of the Committee contained in  
Clauses 1, 2 and 3 be approved.

- CARRIED UNANIMOUSLY

VI. Report of Standing Committee  
on Community Services,  
February 16, 1978

Health Services for School-Aged Children  
Implications of Declining Enrollment  
(Clause 1)

For Council action on this report, see pages 4 and 5.

VII. Report of Street Naming Committee  
January 26/February 16, 1978

The Council considered this report which contains three clauses identified as follows:

- Cl. 1: Langara Estates
- Cl. 2: Quebec-Columbia Connector
- Cl. 3: Champlain Heights (Enclave 1)

Langara Estates  
(Clause 1)

During consideration of this Clause, Council noted a letter dated February 20, 1978, from DAON requesting that the streets in Langara Estates be named Greensboro Place, Turnberry Crescent and Wethersfield Drive rather than Greensboro Drive, Turnberry Crescent and Wethersfield Place as recommended by the Committee.

It was noted that the members of the Committee had been canvassed and had agreed to DAON's request and recommended the Committee's report be amended accordingly.

MOVED by Ald. Gibson,

THAT DAON Development Corporation be advised that there is no objection to the private roads within Langara Estates being named:

Greensboro Place  
Turnberry Crescent  
Wethersfield Drive.

- CARRIED UNANIMOUSLY

cont'd....

Regular Council, February 21, 1978 . . . . . 16

STANDING COMMITTEE & OTHER REPORTS (cont'd)

Report of Street Naming Committee  
January 26/February 16, 1978 (cont'd)

Quebec-Columbia Connector  
(Clause 2)

MOVED by Ald. Kennedy,

THAT this Clause be referred to the Standing Committee  
on Transportation for further consideration.

- CARRIED UNANIMOUSLY

Champlain Heights (Enclave 1)  
(Clause 3)

MOVED by Ald. Rankin,

THAT the recommendation of the Committee contained in  
this Clause be approved.

- CARRIED UNANIMOUSLY

G.V.R.D. Matters

There were no comments with respect to G.V.R.D. matters  
insofar as the Regional District meeting for Wednesday,  
February 22, 1978, is concerned.

COMMITTEE OF THE WHOLE

MOVED by Ald. Bellamy,

THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

MOVED by Ald. Bellamy,  
SECONDED by Ald. Puil,

THAT the report of the Committee of the Whole be adopted.

- CARRIED UNANIMOUSLY

BY-LAWS

1. BY-LAW TO AMEND BY-LAW NO. 4450,  
BEING THE LICENSE BY-LAW (Live-  
aboard Boats & Newspaper Vending  
Machines)

MOVED by Ald. Brown,

SECONDED by Ald. Rankin,

THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer  
declared the By-law open for discussion and amendments.

There being no amendments, it was

MOVED by Ald. Brown,

SECONDED by Ald. Rankin,

THAT the By-law be given second and third readings and the  
Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY



Regular Council, February 21, 1978 . . . . . 17

BY-LAWS (cont'd)

2. BY-LAW TO AMEND BY-LAW NO. 4450,  
BEING THE LICENSE BY-LAW  
(Tow-Aways)

MOVED by Ald. Kennedy,  
SECONDED by Ald. Gibson,  
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was

MOVED by Ald. Kennedy,  
SECONDED by Ald. Gibson,  
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

3. BY-LAW TO AMEND BY-LAW NO. 4299,  
BEING THE VEHICLES FOR HIRE BY-LAW  
(Tow-Aways)

MOVED by Ald. Kennedy,  
SECONDED by Ald. Gibson,  
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was

MOVED by Ald. Kennedy,  
SECONDED by Ald. Gibson,  
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

MOTIONS

- A. Allocation of Land for Lane Purposes  
(N5' of Lot 88F of Lots 1 to 51 and  
86 to 102, Block 151, D.L. 264A,  
Plan 3029)

MOVED by Ald. Ford,  
SECONDED by Ald. Bellamy,  
THAT WHEREAS the registered owner has conveyed to the City of Vancouver, for lane purposes, the following described lands:

North 5 feet of Lot 88F of Lots 1 to 51 and 86 to 102,  
Block 151, District Lot 264A, Plan 3029;

AND WHEREAS it is deemed expedient and in the public interest to accept and allocate the said lands for lane purposes;

THEREFORE BE IT RESOLVED THAT the above described lands so conveyed be, and the same are hereby accepted and allocated for lane purposes, and declared to form and constitute portions of lane.

- CARRIED UNANIMOUSLY

Regular Council, February 21, 1978 . . . . . 18

MOTIONS (cont'd)

B. Closing, Stopping Up and Conveying  
(Lane South of 3rd Avenue between  
Pine Street and Fir Street)

MOVED by Ald. Ford,  
SECONDED by Ald. Bellamy,  
THAT WHEREAS

- (1) The City of Vancouver is the owner of all the streets and lanes lying within the limits of the City of Vancouver;
- (2) The South 2 feet of Lot 11, Block 239, District Lot 526, Plan 590 has been established for lane purposes;
- (3) The said South 2 feet is no longer required for lane;
- (4) The owner of the balance of said Lot 11 wishes to acquire the said South 2 feet;

THEREFORE BE IT RESOLVED THAT the South 2 feet of Lot 11, Block 239, District Lot 526, Plan 590 be closed, Stopped up and conveyed to the owner of the balance of said Lot 11; and

FURTHER BE IT RESOLVED THAT the South 2 feet so closed be added to the balance of said Lot 11 to form one parcel.

- CARRIED UNANIMOUSLY

C. Closing, Stopping Up, Conveying and  
Consolidation (Portions of Crown Street,  
South of Marine Drive, Block 9, Musqueam  
Park)

MOVED by Ald. Ford,  
SECONDED by Ald. Bellamy,  
THAT WHEREAS

- (1) The City of Vancouver is the owner of all the streets and lanes lying within the limits of the City of Vancouver;
- (2) The West 7 feet of the South  $\frac{1}{2}$  Lot 33, Block 9, District Lot 320, Plan 3720 was established for lane under filing 33154;
- (3) The said West 7 feet is no longer required for road;
- (4) The abutting owner wishes to acquire the said 7 feet;

THEREFORE BE IT RESOLVED THAT the West 7 feet of the South  $\frac{1}{2}$  Lot 33, Block 9, District Lot 320, Plan 3720 now road be closed, stopped up and conveyed to the owner of the balance of said South  $\frac{1}{2}$  Lot 33; and

FURTHER BE IT RESOLVED THAT the West 7 feet now closed be consolidated with the balance of the South  $\frac{1}{2}$  Lot 33 to form one parcel.

- CARRIED UNANIMOUSLY

Regular Council, February 21, 1978 . . . . . 19

ENQUIRIES AND OTHER MATTERS

Alderman Rankin -  
Council Evening Recess

requested that if it appears that the 2:00 p.m. meeting of Council will run through the dinner hour that the meeting be recessed and reconvened at 7:30 p.m.

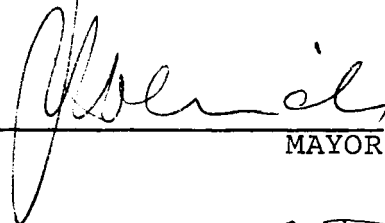
The Mayor undertook that when a situation of this nature arises, he will seek the wishes of Council members.

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The Council adjourned at approximately 7:40 p.m.

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The foregoing are Minutes of the Regular Council Meeting of February 21, 1978, adopted on March 7, 1978.

  
MAYOR

  
CITY CLERK

PART REPORT TO COUNCILSTANDING COMMITTEE OF COUNCIL  
ON PLANNING AND DEVELOPMENT

FEBRUARY 9, 1978

A meeting of the Standing Committee of Council on Planning and Development was held in the No. 1 Committee Room, Third Floor, City Hall, on Thursday, February 9, 1978 at approximately 1:30 p.m.

PRESENT : Alderman Harcourt, Chairman  
Alderman Gibson  
Alderman Kennedy  
Alderman Puil

ABSENT : Alderman Brown (civic business)

CLERK TO THE  
COMMITTEE : M.L. Cross

RECOMMENDATION1. Photographic Kiosks - Allied Photo Services Ltd.

The Committee had before it a Manager's report dated January 6, 1978 which was considered by Council on January 10, 1978, and referred to the Committee.

The Manager's report noted that Allied Photo Services Ltd. had filed development permit applications to construct 32 sq. ft. kiosks on gasoline service station sites in seven locations throughout Vancouver, for use as a retail photo service outlet. Six sites are commercially zoned and one site is industrially zoned. The retail use would be a permitted use in the commercial district locations if the business was carried out in the principal building but would be conditional in the industrial district location.

The Director of Planning would be prepared to approve the permits subject to the submission of a suitable design, however, since the construction of the kiosks and any subsequent approvals could have a significant impact on the City, the matter was referred to Council for information.

Messrs. Thomas and Robertson filed a brief on behalf of Allied Photo Services Ltd. (on file in the City Clerk's office).

Mr. Thomas advised that Allied Photo Services Ltd., a subsidiary of the 3M Company, is a national photo finishing organization with processing facilities in major centres across Canada. The Vancouver processing plant currently employs 12 people but this would increase to 60. Each kiosk would employ two people. He noted that the City would be receiving increased tax revenue from the kiosks.

cont'd.....

Part Report to Council  
Standing Committee of Council  
on Planning and Development  
February 9, 1978

Page 2

Clause No. 1 continued:

With respect to possible traffic problems, Mr. Thomas noted that the kiosks would be located so not to interfere with the service station customers. The frequency of visits is distributed throughout the day as well as throughout the week. Customers would be stopping from 1/2 minute to 3 minutes at the most.

The kiosks would be constructed on cement foundations, with planter boxes on each end. The kiosks are premanufactured and placed on site by crane. The lease with the service station would require that they be maintained in good condition.

With respect to the suggested impact of the kiosks, Mr. Thomas stated that if the kiosks were to be located in residential neighbourhoods, there would be an obvious impact on the residents, however, each kiosk is to be located in a commercial or industrial location.

In discussion, the majority of the members of the Committee felt that if these seven kiosks were allowed, the Director of Planning would be inundated with applications to locate kiosks for various uses throughout the City. The kiosks may be a convenience for customers but the Committee felt that a possible proliferation of kiosks, not designed in harmony with the existing service station on the site, would have a great impact on the City and they were not prepared to endorse the proposal.

The Committee advised the representatives of Allied Photo Service Ltd. that if they wished they could appear before Council with their proposal.

RECOMMENDED

THAT Council be advised the Committee is not in favour of development permit applications being issued for the construction of kiosks throughout the City as service outlets for photo finishing or any other retail business use, and the Director of Planning be so advised.

DELEGATION THIS DAY: Mr. I. Robertson, Allied Photo Services Ltd.

FOR COUNCIL ACTION SEE PAGE(S) 285

MANAGER'S REPORT, FEBRUARY 17, 1978 . . . . . (WORKS: A1 -1)

WORKS & UTILITY MATTERS  
CITY ENGINEER'S REPORT

RECOMMENDATION

1. South 2 Feet of Lot 11, Block 239, D.L. 526, South Side  
3rd Avenue Between Pine Street and Fir Street - Closure

The City Engineer reports as follows:

"The south 2 feet of Lot 11, Block 239, D.L. 526, was established for lane purposes making the lane 22 feet wide at the rear of this lot. The balance of the lane is 20 feet in width. The 2 feet of Lot 11 is not required for lane purposes. The owner of Lot 11 except the south 2 feet wishes to acquire the 2 feet in order to make this lot conform with the adjacent properties he also owns.

I recommend that the south 2 feet of Lot 11, Block 239, D.L. 526, Plan 590, now lane, be closed, stopped up and conveyed to the owner of the balance of Lot 11 subject to the following conditions:

- (a) The value of \$750 be placed on the 2-foot strip in accordance with the recommendation of the Supervisor of Properties.
- (b) The 2 feet be consolidated with the balance of Lot 11 to form one parcel."

The City Manager RECOMMENDS that the foregoing recommendation of the City Engineer be approved.

\* \* \* \* \*

2. 1978 Sidewalk Reconstruction

The City Engineer reports as follows:

"The Streets five-year Capital Plan has yearly allocations for sidewalk reconstruction. The purpose of the program is to replace sidewalks which are economically beyond repair.

The bulk of this program is performed in the late winter and early spring when City crews are not able to do paving and other maintenance work which requires more dependable weather.

Funds for the program are normally appropriated in the Capital Budget, which won't be approved until after this work should have commenced.

Accordingly it is recommended that \$100,000 be appropriated in advance of the 1978 Streets Basic Capital Budget so that City crews may begin this sidewalk reconstruction program as soon as possible."

The City Manager RECOMMENDS that the above recommendation of the City Engineer be approved.

cont'd.....

MANAGER'S REPORT, FEBRUARY 17, 1978 . . . . . (WORKS: A1 - 2)

### 3. False Creek Area 10-B - Sewer Construction

The City Engineer and Director of Finance report as follows:

"On January 17, 1978, Council approved a recommendation of the City Engineer and the Director of Finance that the City's share of the Area 10-B and adjacent area sewer works be provided by the Property Endowment Fund based on the following sharing:

City (P.E.F.)	\$138 900.00
B.C.C.C.U.	147 100.00
C.M.H.C.	<u>6 000.00</u>
ESTIMATED TOTAL	\$292 000.00
COST	<u><u>                    </u></u>

Review of the cost sharing based on the now finalized design configuration for the sewer works indicates changes to the cost sharing are appropriate because this design is different from the design concept originally assumed when the cost sharing was first developed. Some of the work now to be done should be charged to Sewers Capital and is not shareable with B.C.C.C.U.

The revised cost sharing based on the estimated total cost of \$292 000.00 is as follows:

<u>Agency</u>	<u>Estimated Share of Cost</u>
City (P.E.F.)	\$111 460.00
City (Sewers Capital)	45 000.00
B.C.C.C.U.	129 540.00
C.M.H.C.	<u>6 000.00</u>
ESTIMATED TOTAL COST	\$292 000.00

Accordingly, the City Engineer and Director of Finance recommend that the City's cost be funded as follows with the other sources of funding being the B.C.C.C.U. and C.M.H.C.:

- a. \$111 460.00 from the Property Endowment Fund
- b. \$45 000.00 be approved in advance of the 1978 Sewer Capital Budget and borrowing authority for this amount be approved."

The City Manager RECOMMENDS that the foregoing recommendation of the City Engineer and Director of Finance be approved.

### 4. Encroachment Agreement: Lot 25, False Creek

The Director of Legal Services and the City Engineer report as follows:

"A recent survey in False Creek of the project on the above-mentioned Lot indicates that the building is encroaching on Ironwork Passage, Foundry Quay and Forge Walk, about 0.1 to 0.2 of a foot over a length of 375 feet. It is essential to registration of the strata title that this encroachment be validated with the City. It is impractical to proceed with this as a conventional encroachment under the Encroachment By-law because of the termination provisions of the By-law and requirements for removal.

The project is constructed on City lands under a ground lease and the buildings will revert to the City on termination of the lease.

It is therefore recommended that the City execute an encroachment agreement for a nominal charge of \$15.10 to cover the fee and registration, permitting the encroachment for the term of the ground lease and any subsequent renewal and on such other terms as are satisfactory to the City Engineer and Director of Legal Services."

The City Manager RECOMMENDS that the foregoing recommendation be approved.

FOR COUNCIL ACTION SEE PAGE(S) 293

BUILDING & PLANNING MATTERSRECOMMENDATION:

1. 3874 West 2nd Avenue (2nd and Wallace)  
Lot C, District Lot 448  
Development Permit Application No. 79493

The Director of Planning reports as follows:

"This report deals with a Development Permit for the Greater Vancouver Housing Corporation, one of three Housing Developments at this location.

On August 9, 1977, City Council passed the following motion, after adoption of the minutes of the Special Information Meeting of Council on Thursday, July 28, 1977 at the Bayview Community School:

- 'A. That Council advise the Director of Planning it has no objection to his issuing of the Development Permits for the Penta and Dunbar projects at 2nd and Wallace.
- B. That the Director of Planning report further on the Greater Vancouver Housing Corporation project at 2nd and Wallace, taking into account the various concerns expressed at the Public Information Meeting on July 28, 1977, including design of the project, land use and potential traffic problems.'

The proposed Development Permit Application as tabled at the Information Meeting of Council on July 28, 1977, has subsequently been withdrawn by the applicant, John Keith-King.

On December 6, 1977, the Greater Vancouver Housing Corporation submitted a new Development Permit Application No. 79493 with a revised scheme of the development. The revised proposal indicates:

- (i) fences on Wallace have been radically altered to remove the walled-in effect. New screens and landscaping have been arranged in conjunction with the sidewalk location to provide a compatible front yard with the other front yards in the neighbourhood;
- (ii) the serrated form of continuous townhousing has been completely revised so that the houses are at right angles to the boundaries of the site. This, together with the variation in the alignment of the walls and the number of significant gaps between the buildings, now helps to reduce the walled-in effect of the buildings, and achieves a form of development which is more compatible with the local neighbourhood;
- (iii) additional open space and a rearrangement of parking and access is also proposed;
- (iv) the proposal complies with the requirements of the CD-1 By-law with respect to uses, F.S.R., height, units per acre, and off-street parking requirements. The development will still contain 37 dwelling units.

Cont'd . . .



Clause 1 Cont'dDESIGN

The Urban Design Panel at its meeting of January 19, 1978, recommended that the design be approved subject to the Director of Planning's approval on the following items:

- (i) better details on the protection of the landscaping materials from damage done by automobiles, (curbs);
- (ii) more details of the fencing;
- (iii) more details on handling of the rain water leaders.

TRAFFIC

The City Engineer does not consider the traffic generated by this project to be a potential problem in this area. The existing traffic patterns will not be unduly affected by this generator.

RECOMMENDATION

The Director of Planning recommends that this Development Permit Application be approved subject to the following conditions:

1. Prior to the issuance of the Development Permit:
  - (a) a letter of undertaking is to be first submitted by the developer to the satisfaction of the Director of Planning and the City Engineer that all utilities will be provided underground including electrical, telephone, television, cables, etc., all at no cost to the City;
  - (b) all crossings to be first approved by the City Engineer;
  - (c) provision of garbage storage and pickup facilities to be made to the satisfaction of the Director of Planning after consultation with the City Engineer and the Medical Health Officer;
  - (d) the design of the proposed development to be first approved by the Director of Planning having regard to the advice from the Urban Design Panel;
  - (e) revised drawings are to be first submitted to the satisfaction of the Director of Planning, clearly indicating:
    - (i) the location and detail including height, materials and finishes of all fences, screens and retaining walls;
    - (ii) details of all landscaping and treatment of open portions of the site, including type, location, quantity and size of all planting materials, ground cover, planters and the retention of existing trees;
    - (iii) details of all exterior lighting, including lighting for the drive and internal walkways;
    - (iv) provision of four handicapped parking spaces;
    - (v) details of laundry and electrical rooms;
    - (vi) building grades to be shown along with design elevations of entrances.

Clause 1 Cont'd

- 2. The 56 off-street parking spaces are to be provided in accordance with the approved drawings within sixty (60) days of the date of any use or occupancy of the proposed development and thereafter permanently maintained.
- 3. All landscaping and treatment of the open portions of the site are to be provided in accordance with the approved drawings within six (6) months from the date of any use or occupancy of the proposed development and thereafter permanently maintained."

The City Manager RECOMMENDS that the recommendation of the Director of Planning be approved.

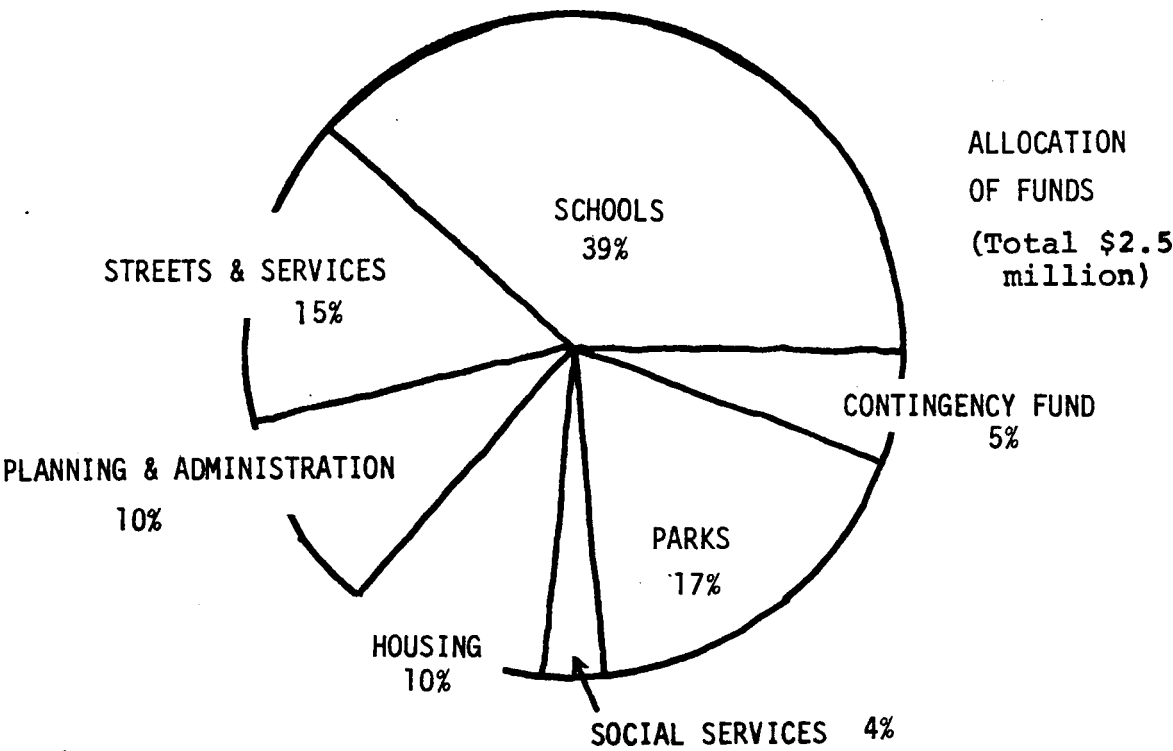
INFORMATION AND RECOMMENDATION:

2. Grandview-Woodland Neighbourhood Improvement Program: Progress Report

The Director of Planning reports as follows:

"On July 12, 1977 City Council approved the Grandview-Woodland N.I.P. Concept Plan which included a recommendation that progress in this program be reported for Council's information after each six month period. The purpose of this report is to inform Council of developments during the first six months of the program's implementation stage which ended December 31, 1977.

Neighbourhood Improvement expenditures recommended in the Concept Plan were grouped in five major categories including Schools; Parks; Street Improvements and Beautification; Community Social Services; and Housing Infill and Rehabilitation.



Implementation of the projects identified in the Concept Plan has been staged over the three year term of the implementation stage of the program ending on June 30, 1980, with emphasis on the Social Services and Schools categories in the first six month period. Projects requiring a longer period of time to complete, and those of particularly high priority, have been initiated early in this schedule.

Manager's Report, February 17, 1978 . . . . . (BUILDING: A-4 - 4)

Clause 2 Cont'd

The involvement of community members in the detailed planning of projects undertaken to date has increased noticeably over the past six months, and communication among local participants in this process is working well. A small increase in the number of N.I.P. Committee members has been accompanied by the involvement of a much larger number of people in the planning of individual improvement projects. The Committee is informally subdivided among various individual projects which typically involve four to six N.I.P. Committee members and a larger number of other residents. The details of each project are resolved by such subgroups and their conclusions are brought back to the N.I.P. Committee as a whole for discussion before being sent forward in a report to Council.

N.I.P. Committee members have also been involved in the discussions of the Local Area Planning Committee, particularly when the topic of concern relates directly to the N.I.P. area.

The N.I.P. Committee has sponsored the operation of a Canada Works project which employs three home handyworkers to do minor repair work which cannot be covered under the R.R.A.P. which is already available in the N.I.P. area. This project is functioning well and filling an apparent need in the neighbourhood; it will continue until the end of November 1978. Committee members intend that their identification of other needs in the area will result in further employment opportunities for local residents, even if these are of such a short term nature as the Canada Works program provides.

The Grandview-Woodland N.I.P. Committee has continued to identify potential neighbourhood improvement projects. A list of these has been compiled for consideration as "secondary priority" projects, to be investigated in detail should any of the projects identified in the Concept Plan prove impossible to implement. One such project being given serious consideration is the establishment of a neighbourhood house, or similar facility, which could accommodate a variety of community organisations and services in need of space.

SCHOOLS (\$1,035,000.00 or 39%)

Improvements at four local schools comprise the major area of concern in the Grandview-Woodland Neighbourhood Improvement Program. Elementary schools in the N.I.P. area are generally maintaining a high level of enrolment, relative to the City as a whole, and remain focal points in the community. Parents, teachers and children have all shown a great deal of enthusiasm in contributing to the planning of proposed improvements. The prime objectives are to improve the educational opportunities available to the children of the area, and to encourage greater use of the schools by the community as a whole.

As a variety of projects are intended for each of the three public elementary schools, some of which require a lengthy planning process, the School Board has agreed to a schedule for the staging of these projects. This approach is intended to ensure an early start on some aspect of the improvements at each school. It is hoped that these early projects will help in establishing the level of community involvement in the planning of such projects desired by the N.I.P. Committee.

Macdonald School Kitchen and Storage - Funds are available for the addition of storage space adjoining the gym in order to make this facility more usable by the community; and for providing facilities for serving morning meals to school children. The provision of kitchen facilities has been awaiting the arrangement of operating funds to run the meal service. Work was to have been done on the provision of storage facilities at Macdonald School in November and December. The School Board has not begun work on the projects due to a heavy work load.

Creative Playgrounds - Design committees have been established at Laura Secord, Lord Nelson, and Macdonald Schools to work with an architect recently hired to complete concept plans and working drawings for playgrounds at these three schools and oversee their construction. These committees include teachers, students, parents and neighbours of the schools. The architect was chosen in consultation with the members of these committees, a process which involved

Cont'd . . .

Clause 2 Cont'd

more time in choosing an architect but which is expected to lead to a more satisfactory working relationship and greater community satisfaction with the results. Council has approved design funds, the design process is currently underway and is expected to result in construction contracts in early May.

Playing Fields to be Upgraded - Funds have been allocated for the resurfacing and installation of proper drainage on the playfield at Laura Secord and the west playfield at Lord Nelson Schools. The fields are currently in poor condition. Their use both by the school children and the Grandview Legion soccer league would be increased by the upgrading of these fields. Planning is underway while construction is scheduled to begin this summer on the field at Lord Nelson once a means of access to washrooms has been worked out. The work on Laura Secord's field is scheduled for the summer of 1979 in order to allow work on the gymnasium and creative playground to be finished.

Laura Secord Gym - Funds are available for the construction of a new gymnasium with a covered outdoor play area adjoining the building. The components of a design have been agreed upon after a series of discussions with parents, teachers and School Board staff. The School Board has now given approval of the project and has agreed to contribute \$43,000.00 toward the cost of architectural fees, construction supervision and contingencies. The proposal has now received the approval of the Provincial Department of Education and the selection of an architectural consultant is underway.

St. Francis School Gym - Funds were set aside in the Concept Plan for the purchase of land, and design and construction of a new elementary school gymnasium for St. Francis parish school, which does not presently have a gymnasium. The N.I.P. Committee and members of the St. Francis Parish Educational Committee have been resolving the issues of ownership and control of programming of this facility. Because of the necessity of ensuring public access to the building for recreational and social activities outside normal school hours, it is essential that these issues be resolved before the project proceeds. It is expected that a proposal will be submitted to Council on this project during the first half of 1978.

STREET IMPROVEMENTS AND BEAUTIFICATION (\$382,000.00 or 15%)

Tree Planting - Council has approved the expenditure of \$11,350.00 for the planting of rows of 5 to 6 foot cedar trees, closely spaced, along the frontages of Macdonald and Laura Secord Schools, for protective and decorative purposes. These trees were planted by School Board staff with the enthusiastic help of many students of these schools. The project received good press coverage and calls have been received from neighbours of the schools expressing their appreciation of the improvement.

Litter Containers - Council approved the expenditure of \$2,338.00 for the installation of 14 concrete litter barrels in front of corner groceries in the neighbourhood, in order to reduce the spread of litter. All have been in place for several months.

Bus Shelters - The Concept Plan included an allocation of \$35,000.00 for the installation of City style bus shelters at locations of high local priority. Subsequent to the approval of the Concept Plan, the N.I.P. Committee considered as an alternative the installation of Commercial Advertising shelters; a list of locations recommended for such shelters was submitted to the City Engineering Department in November. The N.I.P. Committee believes that City shelters displaced by the commercial shelters in other areas can be relocated in Grandview-Woodland at bus stops that are not provided with commercial shelters. The Committee will consider reallocating these funds at such time as final decisions are made in locating the commercial shelters.

Residential Street and Sidewalk Improvements - The Concept Plan allocated \$146,000.00 to provide subsidies to encourage the completion of curbing, paving and sidewalk construction in the local area. The N.I.P. Committee intends that a 25% subsidy of local improvement costs be provided for both the City and local property owners who are fronting a park or school where curbs and paving remain incomplete. The Committee believes that ten such blocks should be curbed and paved for the benefit of the community as a whole. It is intended that the property owners involved be contacted in person by members of the N.I.P. Committee, in order to encourage the initiation of local improvement petitions from these blocks.

Clause 2 Cont'd

The Committee also intends to recommend a 25% subsidy of the cost of installing sidewalks on all streets in the N.I.P. area where these are currently lacking. It is intended that the City initiate the local improvement process for these sidewalks. A report will be prepared for Council's consideration on this subject during the upcoming months.

Commercial Drive Beautification - The Concept Plan allocated \$175,000.00 for the beautification of Commercial Drive from Venables Street to Broadway. Planning staff have carried out a survey of property owners and merchants to determine the level of interest in carrying out improvements to the sidewalk and lighting, and installing street trees. Property owners and merchants are generally in favour of having street trees, pedestrian level lighting and street furniture installed throughout this portion of Commercial Drive, while significant interest was shown in a more comprehensive scheme, including new sidewalks, in the six block core area from Charles Street to Third Avenue. It is intended that trees, lighting and street furniture would be paid for with the available N.I.P. funds while sidewalk replacement would be paid for by property owners through the local improvement process.

A design is currently being developed for this beautification project by City Staff. The details of the design will be discussed with merchants and property owners, prior to the initiation of a local improvement by-law to be recommended in a forthcoming report to City Council by the Engineering and Planning Departments.

COMMUNITY SOCIAL SERVICES (\$90,500.00 or 4%)

Although expenditures recommended under this category account for a small proportion of the total in the Grandview-Woodland N.I.P. Concept Plan, a high priority is attached to their implementation due to the need for social services in the area. Through surveys undertaken for the N.I.P. Committee in the spring of 1977, both residents and social service workers helped to determine social service needs in the community. Staffing, programming, operating space, after school child care and unemployment were all identified as major concerns in the neighbourhood. Since N.I.P. funds cannot be used to provide staff or operating funds, the effect of the program in the field of social services is limited. The N.I.P. Committee hopes that in the future these problems will be addressed more directly through other programs. Where physical improvements and equipment are a constraint, the N.I.P. Committee has recommended projects for N.I.P. funding to City Council. These have been undertaken as early as possible in the program.

Children's Place Day Care - Council has approved the expenditure of \$2,140.00 for equipment and toys to be used in improving the rate of development of children with physical and mental handicaps. The equipment is now being ordered in stages by the Children's Place staff.

Toy Lending Library - Council has approved the spending of \$2,933.26 for toys and equipment to be loaned to both group and family day care centres in the Grandview-Woodland area. The loan process also facilitates contact between a pediatrician from the R.E.A.C.H. centre and the child care workers in the area who use the equipment. The pediatrician is currently in the process of ordering the equipment approved.

MOSAIC Office Improvements - Council has approved the expenditure of \$10,000.00 for the purchase of office equipment and furniture to improve the translation, interpretation and counselling services offered by the MOSAIC Centre in seventeen languages. These improvements are now complete and in full use. MOSAIC held an open house to display the dramatic change in their working environment, providing publicity for their services and for the N.I.P. program.

Community Services Directory - Expenditure of \$9,666.00 was approved by Council for the publication and distribution of a directory which is to inform neighbourhood residents of community services and facilities that are available to them. The survey of social services referred to above indicated a lack of public knowledge of available services. The directory is being translated into the principal non-English languages of the area, and is expected to be printed and distributed to each household during the first half of 1978.

Manager's Report, February 17, 1978 . . . . . (BUILDING: A-4 - 7)

Clause 2 Cont'd

R.E.A.C.H. - The Concept Plan allocated \$64,000.00 for expansion of educational health services provided by the R.E.A.C.H. clinic in both medical and dental care. A proposal has now been finalised by R.E.A.C.H. and the N.I.P. Committee, and a report recommending the expenditure of \$39,000.00 of the funds allocated will be presented to Council in January 1978. The remainder of the funds will be allocated to other projects within the social services category.

PARKS (\$460,000.00 or 17%)

The Concept Plan included an allocation of \$460,000.00 for the improvement of five neighbourhood parks. This allocation was based upon preliminary design concepts for each park developed in discussions with residents early in 1977.

The Park Board staff have agreed to a schedule for a detailed design process which was begun in December 1977 on the first of the five parks. Preliminary designs prepared by Park Board staff after consultation with N.I.P. Committee members and residents will be posted in local grocery stores and publicized in the local newspaper. After response is received from local residents, the design will be finalised for consideration by the Park Board, and Council will be requested to approve the expenditure of funds for the required improvements.

The process for developing a detailed design will begin on the second park in February. In the meantime, specific park improvements identified in the Concept Plan which can be implemented independently of other proposed improvements will be carried out immediately in order to demonstrate the availability of N.I.P. funds and encourage greater participation in park planning discussions. An example of this approach may be the upgrading of tennis courts on Grandview and Garden Parks in the spring of this year. The implementation of all improvement projects on the parks will be staged to coincide with low periods of park use, in the case of soccer field upgrading, for example. It is expected that all park designs will be completed by the end of 1978 and that the last park development work will be completed by the middle of 1979.

HOUSING INFILL AND REHABILITATION (\$250,000.00 or 10%)

The Concept Plan allocated \$250,000.00 to housing infill and rehabilitation, with the intention of helping to alleviate a shortage of affordable family accommodation that is developing in the Grandview-Woodland area. The N.I.P. Committee had hoped to develop a rotating fund to encourage non-profit housing development in the area.

Following a discussion of various forms of non-profit housing with a C.M.H.C. representative, the N.I.P. Committee decided that the potential of co-operative housing should be further explored. The Committee sponsored a tour of existing co-op housing developments in the City, followed by a workshop discussion on the subject. Members of the community who attended the exploratory meetings expressed dissatisfaction with C.M.H.C. regulations limiting the opportunity for lower income groups to get into this type of housing.

This approach to non-profit housing has not been followed up, and other forms of non-profit housing have stimulated little interest in the community. Thus the allocation of funds for the purpose of encouraging the development of non-profit housing may be reconsidered over the upcoming months by the N.I.P. Committee.

R.R.A.P. (RESIDENTIAL REHABILITATION ASSISTANCE PROGRAM)

The upgrading of housing in the N.I.P. area is one of the principal objectives of the program. The Residential Rehabilitation Assistance Program has been well received in Grandview-Woodland, with a steady flow of applications in response to an extensive promotional campaign throughout the N.I.P. area. The program has contributed to a noticeable trend of upgrading of residential property.

Both resident homeowners and landlords are well represented in the 204 preliminary applications received to date. To the end of 1977, 43 loan and grant commitments have been made by C.M.H.C., accounting for 47 dwelling units. City and C.M.H.C. staff are processing 162 incomplete applications representing another 231 dwelling units. Single family homeowners have shown the highest interest in the program; seven duplexes and an apartment building are also being upgraded with R.R.A.P.

Cont'd . . .

Clause 2 Cont'd

The present rate of approved applications is 14 per month; this is expected to increase as intensive promotion of the program on a block-by-block basis is undertaken by R.R.A.P. staff. As mentioned earlier in this report, a Canada Works-funded home repair project is supplementing R.R.A.P., with free labour for needy homeowners who are not eligible for sufficient R.R.A.P. funds to carry out all necessary repairs.

COMMITTEE TERMS OF REFERENCE

The Grandview-Woodland N.I.P. Committee has been operating under Terms of Reference (refer to Appendix I) adopted by City Council on December 14, 1976. The Committee's membership has increased from ten at the beginning of the program, to thirteen at the present, and is expected to increase further as citizen interest in the implementation of the program increases. With one exception, the provisions of the Terms of Reference are serving the Committee well. The Committee wishes to have Clause 4(g) of the Terms of Reference amended to permit the Committee to elect Co-Chairmen instead of a Chairman and Vice-Chairman. This would permit more flexibility in the duties of these Committee members, who due to their own jobs and other responsibilities, wish to share the tasks of chairing Committee meetings and representing the Committee at meetings of Council, the Park and School Boards, and other community organizations.

RECOMMENDATION

The Director of Planning recommends that the Terms of Reference of the Grandview-Woodland Neighbourhood Improvement Program Committee be amended by substituting the following for Clause 4(g):

- (g) A Chairman and Vice-Chairman, or two Co-Chairmen, shall be elected by the Committee for 6 (six) month terms. There is no limit on the number of terms a person may serve in either position. "

The City Manager submits the foregoing report for the INFORMATION of City Council and RECOMMENDS that the foregoing recommendation of the Director of Planning be approved.

RECOMMENDATION:

- 3. Riley Park Neighbourhood Improvement Program:  
Six Month Progress Report #1

The Director of Planning reports as follows:

"On July 26, 1977, City Council approved the Riley Park N.I.P. Concept Plan which includes funding allocations for N.I.P. projects, other proposed planning studies and actions as well as various citizens' initiatives to improve the area. In August, 1977, C.M.H.C. and the Province also approved the Concept Plan. The purpose of this report is to describe progress made to date on implementation of these projects.

It is a requirement of C.M.H.C. that progress reports on N.I.P. Implementation be prepared at six-month intervals. Implementation for Riley Park N.I.P. is scheduled over up to five six-month intervals as follows, for which Administration funding is appropriated.

- First Work Interval - August, 1977 - January, 1978
- Second Work Interval - February, 1978 - July, 1978
- Third Work Interval - August, 1978 - January, 1979
- Fourth Work Interval - February, 1979 - July, 1979
- Fifth Work Interval - August, 1979 - January, 1980

This is the first six-month progress report.

Attached as Appendix I to this report is a summary outline of the status of all N.I.P. projects, associated planning work items and citizens' initiatives for the improvement of Riley Park. This summary provides an overview for

Manager's Report, February 17, 1978 . . . . . (BUILDING: A-4 - 9)

Clause 3 Cont'd

Council of the amounts allocated and appropriated to date for each project, the time interval in which report to Council on each item is scheduled and additional notes to provide a clear indication of each project's present status.

The main staff activity during this six-month period has been in project development for a number of items. This has included background research, community discussions/negotiations, liaison with other staff and agencies and detailed design that has led or will lead to actual implementation. Staff work has been completed on 6 items for which a total of \$118,290.00 in appropriations has been either achieved or is pending. On the advice of the Citizens' Planning Committee, staff also coordinated a Maintenance and Clean-up Campaign (with P.Y.E.P. funding approved by Council) for local residents in need and have been involved in the formation of a viable Main St. Merchants' Association as proposed in the N.I.P. Concept Plan.

Local resident volunteer activity has included:

- continued strong participation on a weekly basis in the Implementation discussions of the Citizens' Planning Committee;
- special activity on design or work teams for Main St. Beautification, Riley Park Recreation Complex Additions and the 33rd/Ontario Pedestrian Signal;
- local improvement petitioning for the upgrading of streets in over 40 blocks;
- Neighbourhood House fundraising events;
- investigatory work on numerous proposed N.I.P. projects;
- assisting staff in numerous planning events including design-ins, information meetings, etc.; and
- formation of and participation in a Police Liaison Committee.

The Citizens' Planning Committee has also received a Canada Works Grant for which three people have been hired to do project development for the proposed Neighbourhood House and Youth Centre in close liaison with City staff over the next eight months.

Overall, implementation of Riley Park N.I.P. is occurring on schedule.

Recommendation:

The Director of Planning submits the foregoing progress report for the information of Council and recommends:

THAT Council submit the Riley Park N.I.P. six-month progress report to the Federal and Provincial Governments for information."

The City Manager RECOMMENDS that the recommendation of the Director of Planning be approved.

4. Exterior Alterations to CPR Station - DPA #79142

The Director of Planning reports as follows:

"On December 17, 1974 Council designated the CPR Station as a Heritage Building. Under the provisions of the Heritage Designation By-Law, no alterations to the exterior may be carried out without Council's approval. A Development Permit Application has been made for alterations to the building which would include replacing doors on the south facade, signage on the south facade, and painting and repairs on the north, east and west facades and to use approximately 3,750 square feet of the main floor as retail.

On January 23, 1978 the Heritage Advisory Committee discussed the application and recommended approval.

Recommendation: The Director of Planning considered the Development Permit Application on February 13, 1978 and is prepared to approve same provided it is first approved by City Council. "

The City Manager RECOMMENDS that the foregoing recommendation of the Director of Planning be approved.

FOR COUNCIL ACTION SEE PAGE(S) 2934 294



FIRE AND TRAFFIC MATTERS

RECOMMENDATION AND CONSIDERATION

1. 1978 Street Decorations Budget

The City Engineer reports as follows:

"This report is advanced to obtain approval of the scope of the street decorations for 1978 and to obtain approval of funds in advance of the normal budget.

Each year banners and flags are installed on poles along several of the main streets and bridges to decorate these tourist routes and in some years to promote the special public events conducted during the summer months.

The Streets Decoration Committee which is comprised of Mr. Rudy Kovach (Hopping Kovach and Grinnell Ltd.) and the Assistant City Engineer, Electrical after discussions with Mr. Ernie Fladell, Senior Social Planner, propose to use the following decorations which will relate to the Captain Cook Bicentennial event.

- 1. Banners with native designs created by two accomplished Nootka Indian artists.
- 2. Brightly colored flags with the official Captain Cook Bicentennial design printed on them (see Appendix 1).
- 3. Canadian flags.

Proposed 1978 Decorations Program.

i)	Install banners and flags on the streets shown on Appendix 2.	\$33,000
ii)	Additional cost for special Bicentennial flags.	2,000
iii)	Extended decorations: Instal clamps and banners on Granville and Cordova Streets from Hastings to Richards Sts. (Consideration)	5,000
	Total	<u>\$40,000</u>

In order to have the decorations manufactured in time for installation by July 1st, a contract must be awarded at this time. Normally this would be done without approval of Council in advance of the budget because it is a continuing program. However, this year's program involves additional costs for (a) inflation, (b) an additional 100 flags and 50 banners required to decorate streets that have been added during the past two years when special financing has been available, (c) the added cost of the bicentennial flags and (d) the further extension to the program being advanced for consideration.

(a) Inflation.

Since 1975, the costs of labour and the banners have increased sharply. I estimate that the cost to instal decorations equivalent to the 1975 program will amount to \$31,000 in 1978.

(b) Extension of Decorated Streets.

During 1976, the street decorations were extended in connection with the United Nations Conference on Human Settlements (Habitat) for which additional financing was provided. During 1977, Heritage Festival provided additional funds which enabled us to maintain street decorations in many of the areas introduced in 1976.

The following is a tabulation of the expenditures and the decorations installed during the past three years.

	<u>Year</u>	<u>Expenditure</u>	<u>No. of Banners</u>	<u>No. of Flags</u>	<u>Streets</u>
	1975	\$21,584	580	550	Appendix 3
	1976	\$60,260*	600	2550	" 4
	1977	\$33,313**	600	650	" 5
(Proposed)	1978	\$40,000	620	650	" 2

MANAGER'S REPORT, February 17, 1978 . . . . . (FIRE: A-6 - 2)

Clause No. 1 Continued

\*In 1976, \$4,473 was spent on the displays at the seven flag islands throughout the City, not related to the Habitat display. \$55,787 was funded jointly by the City and Federal government for Habitat display covering the normal decorated areas plus four other areas (including McConachie Way and the Arthur Laing Bridge at the Vancouver Airport).

\*\*In 1977, the Heritage Festival Committee over-printed the salvaged Habitat flags with the Heritage Festival symbol enabling decorations to be maintained along the greater length of streets than could be provided under the normal budget (1975).

The estimated cost of the extension of the 1975 program to the 1977 program (additional 50 banners and 100 flags) is \$2000.

(c) Added Cost for Bicentennial Flags:

Normally B.C. flags and Union Jacks are used with the Canadian flags in clusters of three on each pole. The Bicentennial flags which are proposed instead of the B.C. and Union Jack flags will cost an additional \$2000.

The Director of Social Planning indicates that \$2000 of the City Festival funds which Council has already approved; can be used to pay this extra cost.

(d) Extension of Decorations (for Consideration).

In view of the lack of decoration along Granville and Cordova Streets from Hastings to Richards Streets which is a well travelled corridor linking three of the popular downtown attractions, Granville Mall, the Seabus and Gastown, the Council may wish to add this to the ongoing yearly program of decorations. The estimated one time cost for installing the brackets would amount to approximately \$4000 and the recurring cost of the banners and installation would be approximately \$1000.

If it is desired to reduce the program, the lengths of streets decorated can be shortened. It is the Street Decorations Committee's opinion that the continuous displays have greater impact than those which are 'chopped up'.

I RECOMMEND that -

- A. Canadian and Bicentennial flags and the 'Nootka' banners be installed on the streets and bridges shown on Appendix '2' at an estimated cost of \$33,000.
- B. \$2,000 of the funds which have already been approved by City Council for the City Festival be used to cover the added cost of the Bicentennial flags.
- C. the funds be approved in advance of the Revenue Budget for the program,

and I submit for Council's CONSIDERATION the proposal to instal clamps and banners on Granville and Cordova Streets from Hastings Street to Richards Street at an additional estimated cost of \$5,000."

The City Manager RECOMMENDS that the above recommendations of the City Engineer be approved and submits the matter of the \$5,000.00 estimated additional cost for extension of decorations to Council for CONSIDERATION.

Continued . . . . .

MANAGER'S REPORT, February 17, 1978 . . . . . (FIRE: A-6 - 3)

## RECOMMENDATION

### 2. Fireboat 1978

The Fire Chief and Director of Finance report as follows:

#### " I. Background

There exists a long history of the City of Vancouver paying the cost for fire protection services from the water within Vancouver Harbour. Even though this service has been used to protect property in other municipalities and ships on the water, and although there have been many attempts to get cost-sharing from other municipalities and from the National Harbours Board, all such attempts have been unsuccessful except insofar as the National Harbours Board grants in lieu of taxes could be considered a contribution in some measure. This results in Vancouver facing an anticipated operating budget for the fireboat in 1978 of \$705,000.

The City of Vancouver on November 18, 1975 served notice terminating the operation of the fireboat in two years - i.e. on November 18, 1977. Subsequently, notice was extended a further three months, expiring at the end of February 1978.

#### II. Meeting of January 13, 1978

On January 13, 1978 a last effort was made by the City of Vancouver in calling a meeting of the Special Committee re Fire Protection in Vancouver Harbour.

Mayor Volrich reviewed previous discussions on the operation of the fireboat and asked the municipal representatives for their views on participation in a cost-sharing formula. The response could be considered largely negative towards sharing, with one exception -- the City of North Vancouver. Mayor Loucks indicated that the City of North Vancouver recognized the necessity for a marine firefighting capability and was prepared to contribute, provided that the share would be reasonable.

Mayor Volrich summed up the views expressed by the various municipalities and advised the meeting that he would direct the City Manager, Fire Chief and Director of Finance to prepare a report for Council consideration.

#### III. Options Available to the City

##### Note: definition of "call-out cost"

The "call-out cost" is defined as the total current year budget for the operation of the fireboat divided by actual firefighting man hours incurred in previous year, or on the basis of an average of several years (could wait until end of current year and use actual hours for the current year) to arrive at a man hour cost, which is then multiplied times the number of firefighter man hours actually used on the call-out. If the year used saw few call-outs, then obviously the cost per man hour is going to be very high.

Continued . . . .

Clause No. 2 Continued

There would appear to be two options available to City Council in dealing with the question of the fireboat, and the unwillingness of the other municipalities and the National Harbours Board to share in that cost on an equitable basis.

The options are as follows:

- (1) Take the fireboat out of service.
- (2) Keep the fireboat in service. Supply service to municipalities and the National Harbours Board (for ships not moored at pierside) only if they make suitable advance arrangements. This could be in any of the following ways:
  - (a) they contract to pay us each year, whether the fireboat is used or not, a share of our annual cost, which will be subject to adjustment annually and will be on a formula to be determined by the City of Vancouver but obviously subject to negotiation if necessary.

It is our suggestion that the following shares of our annual cost should apply under this option.

North Vancouver City	7½%	\$ 50,000	
North Vancouver District	15%	100,000	
National Harbours Board	7½%	50,000	(for any ships not moored at pierside)

or (b) they contract to pay a standby charge, which would be one-half of the straight cost-sharing ("a" above) plus a call-out cost charge being one-half of the otherwise applicable call-out cost charge.

or (c) they commit in advance to pay "call-out" cost", regardless of size. The calling party would have to be specifically authorized to make this commitment and the City so advised before a request for assistance would be met.

Burnaby

We are of the opinion that Burnaby at best will not agree to anything other than paying our call-out cost if they call us in the event of a fire.

The Fire Chief and Director of Finance RECOMMEND that:

- A) the fireboat be retained and service be supplied on the terms outlined under option (2)
- B) the City attempt to negotiate appropriate agreements with the National Harbours Board and the various municipalities for cost sharing
- C) if negotiations do not provide satisfactory results at this time, the City reopen the issue when a local Harbours Board is appointed. "

The City Manager RECOMMENDS that the recommendations of the Fire Chief and the Director of Finance be approved.

A-7

MANAGER'S REPORT, FEBRUARY 17, 1978 . . . . . (FINANCE: A7-1)

FINANCE MATTERS

RECOMMENDATION:

1. 1978 Capital Grant Request,  
Y.M.C.A. "Family 'Y' Project" at Langara

The Director of Finance reports as follows:

"On November 9, 1976, Council, when considering a grant request from the Y.M.C.A. for its Langara property, passed the following motion:

"That Council recommend to subsequent Councils that a grant of \$333,000 to the 'Family Y Project' at Langara, be approved, on the basis of one third of this amount being released in each of the years 1977, 1978, and 1979, subsequent to construction commencing in 1977; these funds to be taken from the annual Supplementary Capital Budgets."

Council, on March 15, 1977, approved the 1977 portion of \$111,000 of the proposed grant, subject to construction commencing in 1977, with funding to be provided from the 1977 supplementary capital budget. There was, however, no approval given at that time for the funding for 1978 and 1979.

The City has now received a request from the Y.M.C.A. for the second year installment of the requested grant (the 1978 allotment of \$111,000) and advises that the construction is well ahead of schedule with the roof now in place on over one half of the structure. The City's proposed 1978 supplementary capital budget includes provision for the amount of \$111,000 in 1978.

The Director of Finance recommends that this amount of \$111,000 be approved in advance of the 1978 Operating and Supplementary Capital Budgets, and that this portion of the capital grant be approved as requested."

The City Manager RECOMMENDS that the recommendation of the Director of Finance be approved.

2. Transfer of Property Data to  
Real Estate Board of Greater Vancouver

The Director of Planning reports as follows:

"Background

In July 1977, the Real Estate Board of Greater Vancouver (R.E.B.) forwarded a request to the Department of Permits and Licenses asking the City to provide the Board with age of building and zoning information for all properties in the City. The initial request for this information came from the Board's consultant, P.S. Ross and Partners, who are working with the R.E.B. to establish an improved means of responding to their members' requests for data on property which is to be listed for sale.

For several years, the R.E.B. has been providing its members, on request, with information concerning the age of structures, zoning, sales, lot size and assessment role data for individual properties. With the growth of listing volumes and the increasing reluctance of Assessment Authority offices in the Lower Mainland to respond to telephone requests for information, the load on the R.E.B.'s statistical department rose to the point where staff could not meet the number of demands. In an effort to increase the numbers of calls which could be answered, the R.E.B. added to its staff and stopped answering requests for more time-consuming data, principally age and zoning status. As a consequence, City Departments have experienced a substantial rise in the volume of inquiries for this information from realtors. The attached memo from the Director of Permits and Licenses to the Director of Finance supports this statement.

cont'd.....

MANAGER'S REPORT, FEBRUARY 17, 1978. . . . . (FINANCE: A7-2)

Clause #2 continued:

The R.E.B. has recently acquired its own computer and on-line terminals, and feels it could increase its capacity to respond to real estate industry requests and reduce demands on City Departments for property information by storing the requested data on computer disk for instant recall. Consequently, the Board would like to obtain the data from the City in machine-readable form.

The R.E.B.'s original request for zoning and age of building data was forwarded to the Director of Planning by the Director of Finance because the required information was on a computer file belonging to the Planning Department. The Planning Department, in conjunction with Computer Services, forwarded the computer tape to the R.E.B. for copying in November 1977. However, since the data on this tape was current only to 1974, we advised the R.E.B. to obtain only age of building data from it (since there is no up-to-date computerized source of this information) and to request permission to obtain the zoning information from the City's computer property tax master file. The Planning Department had added zoning information to the tax file in October 1977.

Description of Data on the Property Tax Master File of Interest to the R.E.B.

The City's property tax master file is a computer file containing a variety of information on every legal parcel of land in the City. This information includes, among other things, property address and legal description, owner's name and address, various codes describing the condition and use of the property, zoning, tax and assessment data. Much of the information on this file originates with the B.C. Assessment Authority (B.C.A.A.).

Although the R.E.B.'s original request asked only for zoning and age of building data, it seemed that it might be mutually beneficial to the R.E.B., the City and the B.C.A.A. to make available at the same time other non-confidential data on the property tax file, providing certain conditions such as usage, updating procedures and cost recovery could be agreed to. Following discussions with City staff, the R.E.B. formally requested in November 1977 the following information, all of which is contained on the City's property tax file:

- property address
- alternate property address (one only)
- coordinate
- legal description
- lot code and size
- equity code (indicates registered owner, registered holder of agreement for sale or lessee of crown-grant land)
- manual class code (describes structure and condition)
- actual use code (describes the main use of the property)
- zoning code
- last sale date
- actual values (land and building, for assessment purposes)
- owner's name and address

None of the above information is classified as 'restricted' data, and all of it can be currently obtained by contacting the City, the B.C.A.A. or the Provincial Land Registry. However, the process of obtaining information is currently time-consuming since it may require contacting all three agencies and possibly more than one department within City Hall.

It is proposed that the City make the above information available to the R.E.B. subject to certain conditions and through a legal agreement with the R.E.B. It is recommended that the agreement contain the following points:

- 1) That the City's Computer Services Division be responsible for writing the necessary programs to extract the requested data from the property tax file and that this extract be updated on a quarterly basis.
- 2) That the R.E.B. agree to update their files within two weeks after receipt of each extract tape, to prevent the release of obsolete or incorrect data.
- 3) That use of the data be restricted to responding to R.E.B. member requests for information or for statistical analysis or tabulations, but that under no circumstances may it be used for obtaining addresses for mailing purposes.
- 4) That the City disclaim any legal responsibility arising from incorrect information.

cont'd.....

MANAGER'S REPORT, FEBRUARY 17, 1978 . . . . . (FINANCE: A7-3)

Clause #2 continued:

- 5) That the R.E.B. pay the full costs incurred by the City in transferring this data (including staff and computer costs), as well as a nominal service charge to reflect the substantial benefit to the R.E.B. of obtaining this data. It is suggested that the costs be broken into two categories -- initial charges to recover costs incurred in preparing this agreement and writing the programs to extract the data and quarterly charges to cover the costs of updating the data. Although a full accounting of costs cannot be made until the necessary programming and other work has been completed, it is estimated that the initial charge would be in the order of \$3,000 and annual charges about \$1,600 thereafter.
- 6) That the agreement and service be terminated if any of the above conditions are not met.

Benefits to the City

It is difficult to quantify the benefits to the City in terms of the reduction in inquiries for this data since no record of the number of inquiries has been kept. It is believed, however, that there could be a significant reduction in certain types of inquiries to the Permits and Licenses, Planning and Finance (Tax Division) Departments.

Apart from the above, the City's Properties Division currently receives the 'Multiple Listing Service' property listing and selling information from the R.E.B. This service provides valuable information used in appraising properties that the City is involved in. The cost of this service to the City, as of the fall of 1977, is a \$500 initial membership fee to join the R.E.B. and \$100 annual dues. The City has been receiving the M.L.S. material for the last two months free of charge on the understanding that the \$500 initial fee and \$100 annual fees would be recovered by the R.E.B. through the costing agreement drawn up by the City to provide the property data. If this arrangement is not approved, the City will be required to pay the above amounts to the R.E.B.\*

The Properties Division also subscribes to another realty statistical service which costs about \$300 a year. The City's membership in the R.E.B. will allow it access to this same service through the R.E.B. so it may be possible in the future for the City to discontinue this service.

The R.E.B.'s request for the data on the property tax file is based on the Board's objective of improving its property information. The City will naturally be only one contributing source of information to this data system. However, the City as a member of the Board will have access to other information and to the analysis and tabular programs the Board is planning to introduce into the system. It is believed that in the future there could be some very valuable information accessible to the City, which is not readily available at the present time.

Recommendation

It is recommended that:

Council approve in principle the release of the above data on the City's property tax master file subject to an agreement satisfactory to the Director of Legal Services incorporating points 1 to 6, listed above in this report."

\*These amounts would be deducted from the estimated costs listed in point 5 above if this proposal is approved.

The City Manager RECOMMENDS that the recommendation of the Director of Planning be approved.

FOR COUNCIL ACTION SEE PAGE(S) 295

MANAGER'S REPORT, FEBRUARY 17, 1978 . . . . . (PERSONNEL: A8 - 1)

PERSONNEL MATTERS

RECOMMENDATION

1. Completion Course: Archivist W. McKee

The Director of Personnel Services reports as follows:

"This course will be held at the Public Archives of Canada in Ottawa from April 24, 1978 to May 19, 1978 and is a final course in the completion of academic qualifications in respect of Archivists.

Mr. W. McKee has not had the advantage of this finishing course which the City Archivist feels will be of considerable benefit to him.

Mr. McKee's transportation and tuition costs will be paid by a generous grant from Mr. Lukin Johnston amounting to \$750.00. Mr. McKee will pay his own accommodation and other living expenses while in Ottawa.

The only cost to the City would be 20 days leave of absence with pay and no replacement staff will be taken on during this period.

As this request of the City Archivist and City Clerk is in accordance with Personnel Regulation 248-4, I recommend approval."

The City Manager RECOMMENDS that the above recommendation of the Director of Personnel Services be approved.

FOR COUNCIL ACTION SEE PAGE(S) 295



PROPERTY MATTERSINFORMATION

1. Exchange of Lands - Grandview Highway and Penticton Street

The Supervisor of Properties reports as follows:

"City Council on October 25, 1977, approved a land exchange and sale between the City and the Housing Corporation of B. C., concerning City-owned land at Grandview Highway and Penticton Street and Housing Corporation of B. C. land at Fourth Avenue and Discovery Street.

The exchange and sale was concluded on the basis of full market value for the City-owned land and two-thirds market value for the Housing Corporation of B. C. Land, subject to the Housing Corporation retaining an option to repurchase the Fourth Avenue and Discovery Street site from the City at the same value if the land is not developed with non-profit housing.

In this report to Council, it was pointed out that the Housing Corporation of B. C. intended to develop a 'low energy use' demonstration housing project on the Grandview Highway and Penticton Street site.

It has now come to our attention that the 'low energy use' project is in doubt due to a large budget cut to the Housing Corporation of B. C. The Corporation intends to proceed with the required subdivision, and if money can be found, they will proceed with the project as planned, if not, they will sell the lots and provide the contractors all the assistance possible in building with energy conservation as an objective."

The City Manager submits the foregoing report of the Supervisor of Properties to Council for INFORMATION.

RECOMMENDATION

2. Rent Review - Portion of Lot "B", Situated under Fir Street Ramp of Granville Bridge

The Supervisor of Properties reports as follows:

"The above portion of Lot "B", Block 239, D.L. 526, Plan 9179 situated under the Fir Street Ramp of the Granville Bridge at Fourth Avenue and Fir Street is leased to Allied Air Conditioning and Refrigeration Contractors Ltd., for a 30 year period from April 1, 1968, subject to 5 year rental reviews. The site, comprising 1,274 square feet, is leased for required parking and access to the Lessee's building on Lot F to the south and fronting on Fourth Avenue.

During the last 5 year rental period which will terminate on March 31, 1978, Allied Air Conditioning and Refrigeration Contractors Ltd., paid a rental of \$360.00 per annum plus all taxes as if levied.

Following negotiations, this Lessee has agreed to an increase to \$480.00 per annum plus all taxes as if levied for the next 5 year rental period commencing April 1, 1978, and terminating March 31, 1983.

Therefore, it is recommended that effective April 1, 1978, the rental be increased to \$480.00 per annum plus taxes as if levied.

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Properties be approved.

MANAGER'S REPORT

B 326

DATE February 16, 1978

TO: Vancouver City Council  
SUBJECT: Federal Building - Block 56  
CLASSIFICATION: RECOMMENDATION & CONSIDERATION

The Director of Planning reports as follows:

" PURPOSE OF REPORT

The purpose of this report is to comment upon a number of building size options recently proposed by Federal Government officials. The comments take into account previous City Council considerations and the Downtown District Official Development Plan. Recommendations for reply to the Federal Government are also made.

BACKGROUND

City Council have agreed that a new Federal Government building is appropriate and desirable on the downtown Block 56.

Council, in consultation with the G.V.R.D., have also stated that the development should meet the zoning requirements of the Downtown Development Plan.

(for further information on the background - see Appendix A)

OFFICIAL DOWNTOWN  
DEVELOPMENT PLAN BY-LAW

This by-law was enacted by City Council in 1975, following considerable public and Council involvement and discussions, concluding with a Public Hearing.

Block 56 is located in the middle of a 24 block area where the maximum permitted density for any site is F.S.R. 5. For Block 56 having a nominal site size of 260' x 500' (130,000 sq.ft.), this would allow a maximum building size of 650,000 sq.ft. (gross). In addition certain floor areas may be exempt, or additional floor area given as a bonus; this is provided for by Section 6 (Social and Recreational Amenities and Facilities), and is referred to later in this report.

CURRENT SUBMISSION  
BY PUBLIC WORKS - CANADA

In December, 1977 the Mayor met with officials of Public Works Canada in Ottawa, regarding the new Federal Building. Following this meeting the Assistant Deputy Minister sent a letter dated December 20, 1977 (see Appendix B), submitting various building size options for the proposed new Federal Government Office Building. Public Works Canada seek from City Council 'approval in principle ----- of building parameters that are mutually acceptable.'

Page 8 of Appendix B sets out 4 differing sets of floor areas as submitted by Public Works Canada. P.W.C. indicate a "minimum concept" preference.

The following table shows a comparison between what is permitted by the Downtown District Official Development Plan and the three of the four alternatives which are appropriate for the City to consider.

	PWC Minimum Concept	PWC's "City Option #1"	PWC's "City Option #2"	Official Development Plan Provisions
Office:	750,000*	700,000*	650,000*	650,000* is maximum gross floor area allowed for building, excluding underground parking, and excluding Section 6 allowances or bonuses.
Info. Centre	50,000	50,000	50,000	would be included in 650,000 unless qualifying for Section 6 allowance (in whole or in part).
Commercial	30,000	30,000	30,000	would be included in 650,000 gross.
Public	20,000	20,000	20,000	would be included in 650,000 unless qualifying for Section 6 (in whole or in part)
Public Cultural	50,000	25,000	0	can be negotiated under provisions of Section 6
Total	900,000	825,000	750,000	650,000 plus additional floor area negotiated under provisions of Section 6.

\* all figures are square feet, gross.

#### EVALUATION OF OPTIONS RELATIVE TO THE DOWNTOWN OFFICIAL DEVELOPMENT PLAN

##### PWC "City Option #2"

This option, while indicating the least size building of all options exceeds the maximum allowable density by 100,000 sq.ft.

Public Works officials suggest that this 100,000 sq.ft. should be excluded and allowed as a 'bonus' on the floor space ratio. They consider this to be specialized space provided for public amenity.

Comment: The 100,000 sq.ft. extra space comprises 30,000 sq.ft. commercial space, 50,000 sq.ft. information centre, 20,000 sq.ft. public space. The 30,000 sq.ft. commercial space is a normal part of a building complex and is being included in the building as a 'revenue providing area'. The City do not require provision of additional or special commercial space in this building.

The 50,000 sq.ft. information centre and the 20,000 sq.ft. public space exceeds the maximum 10,000 sq.ft. allowable that can be exempt from inclusion in floor space ratio in accordance with Clause (1) (ix) of Section 6 of the Official Development Plan (see Appendix C). This Section deals with floor space exemption or bonus for public service, social or recreational amenities or facilities. Most major buildings in Downtown provide open space at ground level. These open spaces are laid out for the enjoyment and use of the public as well as providing a good setting for the building. These open spaces are not normally bonusable. A Federal Government building would also be expected to have information space to provide for its normal functions. A portion of the public information area may, however, warrant consideration for bonusing but cannot be properly or accurately assessed until some more information is available about its location and function.

##### PWC "City Option #1"

This option would provide the same 100,000 sq.ft. commercial space; information centre and public space as proposed in "Option #2" - and the same comments apply.

In addition a 25,000 sq.ft. public cultural facility space is proposed for a City identified activity or use. For this space an additional 50,000 sq.ft. of office space is requested as compensation (a 1:2 ratio).

For comment please refer to the following "PWC - Minimum Concept" option.

### PWC "Minimum Concept" Option

This option would provide the same 100,000 sq.ft. commercial space; information centre and public space as proposed in "Option #2" - and the same comments would apply.

In addition a 50,000 sq.ft. public cultural facility space is proposed for a City identified activity or use. For this space an additional 100,000 sq.ft. of office space is requested as compensation (a 1:2 ratio).

Comment: The same comments as for Option 2 apply regarding the 100,000 sq.ft. of **excluded space**.

With regard to the 50,000 sq.ft. of City social amenity space and the 100,000 sq.ft. office space compensation, bonusing arrangements of this type can be dealt with by Part 2 of Section 6 of the D.D. Official Development Plan (See Appendix C).

In evaluating a permitted increase in floor space - there would normally be an economic cost/benefit evaluation by the City in co-operation with the developer to determine the economic value of the space/facility provided and a commensurate density increase.

The evaluation could include:

- (a) The need for a facility in this location. (There is a proposal for a childrens' cultural/science involvement centre. The need, financial implications, appropriateness of location, accommodation of building program and design are not dealt with in this report).
- (b) The cost of the additional space and conversion of that cost into a rental return on additional space which can be seen to give a reasonable return on space provided.
- (c) The ability of the building program and design to adequately accommodate such facility.

### OBJECTIVES OF THE DOWNTOWN OFFICIAL DEVELOPMENT PLAN

The stated intent of the Official Development Plan is, in part:

- (1) *To improve the general environment of the Downtown District as an attractive place in which to live, shop and visit.*
- (2) *To ensure that all buildings and developments in the Downtown District meet the highest standards of design and amenity for the benefit of all users of the Downtown.*
- (3) *To provide for flexibility and creativity in the preparation of development proposals.*

The Official Development Plan establishes limits for density, height and parking, etc. It also provides for social and recreational amenities and facilities. Downtown Guidelines provide design guideline policy. The purpose of the Plan and policies being to allow a developer flexibility in which to achieve accord with the urban needs of the surrounding area and the Downtown.

A Federal Building concept on Block 56 would be expected to follow the By-laws and Guidelines for Downtown and provide an important and high quality addition to the City. A significant opportunity exists for the Federal Government to provide a major Federal presence at this location having regard to the existence of the Post Office and C.B.C. Buildings; noting also the Q.E. Theatre site.

It would be noted that Planning Department files show that when Block 56 was selected by the Federal Government for a new building in 1970, the density proposed for the building was about 10.00 (1,300,000 sq.ft.) F.S.R. 1973 file records note that Public Works were advised that while a density of 10.00 F.S.R. could be allowed under the then existing zoning - with the new proposed Downtown zoning the density would be reduced to 5.00 F.S.R. However, Public Works officials noted in response that with this reduction "the project may become uneconomical and no longer justifiable". The rezoning of the Downtown was the subject of Public Hearings and, of course, affected all owners of land in the area.

### Bonus for Additional Area

At issue is the additional floor area now being requested by the Government for facilities which, in the absence of a detailed building program or design, cannot really be properly assessed at this time.

As there has been no discussion or explanation of the possible form or program needs of the building by Public Works officials or their architects the Mayor requested an opportunity for our officials to meet with their architects for further discussion and clarification of matters. The Public Works officials in reply advised that for various reasons it was not possible for City staff to meet with their architects until the question of building size has been first resolved with City Council.

It does seem that the Federal Government is proposing an important addition to the Downtown and is suggesting that the building include certain public amenities which would not normally be provided and which City Council may consider desirable. These should be considered as bonusable items through the Development Permit processes now in operation. It would be appropriate for staff to give special consideration and assistance to the Minister of Public Works in developing this proposal, keeping City Council advised as necessary.

Many factors must be taken into account in the calculation of the total floor area. These include the nature, location and special characteristics of the area provided in response to an identified public, social or recreational need. The bonus, if taken as office floor area, could be double the area provided for the civic amenity, or more. *The proposal from the Federal Department of Public Works for 100,000 sq.ft. may therefore represent a reasonable request.*

Depending upon the method of cost/benefit calculation selected, the bonus will vary. City Council will, in agreeing to an acceptable civic amenity and resultant bonus need to keep in mind the total impact of a very large building on its environment and on the Downtown Area. Until such time as rough concepts for the building have been prepared and considered it would be prudent to defer any final conclusions on the amount of bonus.

### POSSIBLE PROCEDURES

Of the four options given in Appendix B page 8, the three options considered appropriate for the City have been dealt with in this analysis. It is suggested that any of the three proposals could be satisfactorily negotiated to the benefit of the Federal Government and the City.

The one remaining option not commented on represents more closely the building size preferred before the zoning by-law was changed. No City amenity public space is included.

There are a number of procedures available for technically accommodating the P.W.C. options in whole or in part. They include dealing with the building in accordance with normal procedures of the Downtown Official Development Plan By-law including using Section 6 (Bonus provisions), - amending the By-law to permit greater density - entering into special agreement with Federal Government for partial transfer of density rights from the C.B.C. site.\*\*

However, the three proposals analysed in this report, as put forward by Public Works Canada are seen to be within the provisions of the Downtown Official Development Plan By-law.

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\*\* Note: The C.B.C. Building has an existing density of F.S.R. 2.14 (277,054 sq.ft.). Maximum permitted density can be F.S.R. 5.00 (644,800 sq.ft.)

The Post Office Building has an existing density of F.S.R. 7.63 (993,040 sq.ft.). This exceeds the maximum permitted density of F.S.R. 5.00 by 341,900 sq.ft.

#### COMMENTS OF THE DIRECTOR OF SOCIAL PLANNING

The Council Committee on the Arts has recommended to City Council that 50,000 square feet, designated in the Federal proposal as "City Social Amenity Space", be allocated for a Children's Centre of Arts and Science. The Arts Committee recommendation is in the companion Committee report.

The 20,000 square feet, designated in the Federal proposal as "Public Space" should be coordinated with the 50,000 square feet of the "City Social Amenity Space" and incorporated as part of the plan for the Children's Centre of Arts and Science. It is also desirable that some part of the 50,000 square feet designated in the Federal proposal as "Information Centre Space" relate well to and, where possible, be associated with the exhibition and information spaces of the Children's Centre. Shared use of some of these combined spaces on occasion, for special community events has merit.

No attempt is made in this report to answer detailed questions about the Children's Centre at this stage of the investigation. To attempt to reach conclusions about programming, staffing, operating budgets, auspices, source of funds, design, management and other matters will take several months and require much expert advice. Since this will be time consuming and costly it is inappropriate to commence such investigation and planning without prior approval of City Council for the 'concept' of the Children's Centre. However, useful information about other Children's Art Centres and Junior Museums across Canada and the United States has been obtained.

For the City to proceed alone, at this stage, on these social planning matters would almost certainly alienate other major funding bodies, including the Federal and Provincial Governments and jeopardize their financial participation later. The two senior Governments, Foundations and other local organizations and experts must be involved, as full partners with the City, from the beginning in planning for The Children's Centre of Arts and Science.

#### COMMENTS OF THE CITY ENGINEER

The proposed Federal Building is appropriate at this location and could be complementary to the other institutional uses in that area such as the Queen Elizabeth Theatre, the CBC Building, etc. The building would be even more appropriate if it could include at ground level interesting uses which would add activity to the area, particularly in the evening. Commercial uses such as small shops, boutiques and cafes would add to the activity.

From the transportation point of view, the building is to be located in one of the better areas of the Central Business District, in that it can receive fairly good service, both for automobile and for transit visitors. Ultimately, there is the possibility that an LRT station could be located in the vicinity and the construction of knock-out walls at this time in the lower levels of the building (as was done with the Provincial Courthouse) is recommended. The building is located in a very important part of the future pedestrian system. The Downtown Transportation Plan calls for pedestrianization of Robson Street and Hamilton Street, which form the south and east boundaries of the site. If ground levels along this pedestrian route contained uses oriented towards pedestrian activity, this would add much to the area, as well as taking some of the strain off Georgia Street where there is little possibility for pedestrianization due to the heavy traffic volumes. Although Robson and Hamilton Streets are shown in the Downtown Plan to be pedestrian-oriented streets, there is no proposal to close either of them, as this would create circulation problems in the Central Business District which already has difficulties in this regard.

There is an opportunity to create an exciting and interesting use in an area which needs such a use. If, through additional bonusing in floor space, uses which add interest in the evening can be added at ground level, then bonusing which would maximize such uses would be appropriate.

#### CONCLUSIONS

The three options outlined in this report all appear to be acceptable in principle provided that the bonus spaces etc. can be shown to be desirable.

Recent discussions with officials of Public Works Canada indicate that Federal Government officials would be satisfied with an "approval in

principle" to any of the three options.

RECOMMENDATION

The Director of Planning and the Director of Social Planning recommend that:

1. City Council re-affirm its support for the construction of a Federal Building on Block 56.
2. The proposed building conform to the regulations, policies and the guidelines of the Downtown zoning that are applicable to the site, and the development should be considered under the normal development permit procedure.
3. Approval in principle be given for the development of a building which exceeds the maximum floor area permitted (650,000 sq.ft. gross) on the understanding that provision will be made for public, social and/or recreational facilities and that a bonus of floor area will be made for these facilities.
4. The gross floor area of the proposed building (including all office and commercial, public and public information and social amenity spaces) be established by the City in cooperation with the Federal authorities on the understanding that a maximum of 900,000 sq.ft. (as described in the P.W.C. Minimum Concept) may be permitted when agreement has been reached on the building design and the provision of the amenity spaces.
5. A minimum of 50,000 square feet, designated in the Federal proposal as City identified cultural space be allocated for a completely equipped Children's Centre of Arts and Science; (provided Council approves the 'concept' of the Children's Centre now as recommended by Council's Committee on the Arts and the Director of Social Planning and subsequently approves the 'project' itself when details regarding program auspices, costs, design, management and other aspects of the Centre are provided.) "

The City Manager RECOMMENDS approval of recommendations 1, 2 and 3 above, thus approving in principle the proposal from the Federal Government of a building which has office space within the maximum FSR permitted on the site, but contains some additional spaces that would have to be approved as exclusions, bonusing, or as transfer of development rights from the adjacent CBC block.

The City Manager submits for CONSIDERATION recommendations 4 and 5, which amount to a request by the City to the Federal Government to provide a fully equipped Children's Centre of 50,000 square feet, in exchange for permitting the Federal Government to increase the amount of office space from 650,000 to 750,000 square feet.

In deciding between the "PWC Minimum Concept" (Column 1 on page 2) and the "PWC City option #2" (Column 3), Council should bear in mind:

for the larger building,  
the arguments of the Director of Social Planning for the Children's Centre of the Arts and Sciences and the support of the Committee of the Arts (see companion report);

against the larger building including the Children's Centre,  
the five arguments of the City Manager about the size of the building and about possible operating costs, as set forth on page 1 of the accompanying report from the Committee on the Arts.

FOR COUNCIL ACTION SEE PAGE(S) 286

REPORT TO COUNCIL

B (1)

COUNCIL COMMITTEE ON THE ARTS

February 1, 1978

A meeting of the Council Committee on the Arts was held on Wednesday, February 1, 1978, at 9:00 a.m., in the No. 1 Committee Room, third floor, City Hall.

PRESENT: Alderman Brown, Chairman  
Alderman Gibson  
Mayor Volrich  
Ms. N. Baird  
Mr. B. Carey  
Mr. J. Dayton  
Mr. B. Freschi  
Dr. D. McGann  
Mr. C. Wootten  
Mr. N. Young

ALSO

PRESENT: Alderman Ford

ABSENT : Alderman Marzari  
Mr. L. Lauk  
Mrs. D. Shadbolt

CLERK : G. Barden

RECOMMENDATION1. Children's Centre of Arts and Science

The Committee considered the attached Manager's Report dated January 23, 1978 and a report\* dated November 1977 entitled "A Children's Centre of Arts and Science in Vancouver" prepared by Donna Hossack and Barbara Shapiro for the Director of Social Planning.

Mr. M. Egan, Director of Social Planning, spoke to the Committee on the proposal outlined in the Social Planning report that 50,000 sq. ft. be allocated for a Children's Centre of Arts and Science in the new Federal building in Block 15 bounded by Georgia, Hamilton, Robson and Homer Streets.

The City Manager noted that there are several major issues not considered in the proposal for a Children's Centre of Arts and Sciences:

- 1) The size of the Federal building is a major issue, and a decision to add 50,000 square feet for this purpose should not be taken in isolation from this major policy question; 100,000 square feet of additional office space would be required if this facility were included.
- 2) The relationship between this facility and the present Museum and Art Gallery should be considered more fully than in the consultant's report. The Museum Board should be asked to comment on this proposal.
- 3) Alternative locations, perhaps more closely tied in with the existing Museum or proposed Art Gallery, may be preferable and should receive more detailed consideration.
- 4) Whether an essentially regional facility such as this should be developed by the City should be considered further.



Clause #1 continued:

- 5) Operating costs are undefined, and sources of revenue are undefined; much more investigation is required before approval of a concept is considered, since the annual cost of such a program could be very significant (possibly many hundreds of thousands per year).

Mr. R. Spaxman, Director of Planning, stated that he liked the idea and would like to assist in getting it moving. He is discussing it with the Federal Government and will be reporting to Council shortly on the ramifications of the square footage. The Federal Government will seek as much reward as possible for providing this space and it would be a good idea to encourage other developers to bonus and get some competition for public oriented exhibition space, playgrounds, etc. There are other areas in the City that could benefit from children's activity areas.

The Mayor stated that a rare opportunity has presented itself to have space in a proposed Federal building for some kind of public facility and the essential thing for the Committee to judge is the merits of the idea of a Children's Centre of Arts and Science. The Mayor stated that he hoped that the Provincial Government would assume responsibility for a good portion of the operating costs. It is hoped that these costs could be raised from various sources and not just the taxpayers of Vancouver.

The Chairman welcomed several delegations to the meeting who spoke as follows:

Mr. B. Thom, Arthur Erickson Architects, reported that children are quite often forgotten when the Downtown area is considered and this Children's Centre presents an opportunity to talk about Canada and our environment in a totally new way. Access to the Federal building would be good without being completely in the Downtown core but is close enough to service a large population, shoppers could drop their children off while they shop.

Commissioner Fowler, Vancouver Park Board, supported the concept and asked that the Park Board be involved in the proposal.

Representatives of the Junior League stated that their research shows there is a need for this facility and they expressed agreement with the concept. Next year is International Children's Year and it would be nice to announce a Children's Arts and Science Centre.

Representatives of the School Board stated it was a very interesting concept. They had not had time to review the report but hoped the School Board's expertise developed over the years working with children would be utilized and the Board would be involved in the proposal.

Betsy Lane stated better facilities are needed for children but hoped that the City would not be stampeded into the proposal before a complete and detailed examination of the whole concept, site, program, etc. is carried out.

Mr. Tosdevin, Executive Director, Vancouver Museums and Planetarium Association, reported that he had not yet had an opportunity of looking at the report but he feels very keen about the furtherance of children's facilities and likes the idea of the Arts and Science Centre proposal. He expressed concern about ongoing costs and how the existing organizations will fit into the concept.

cont'd.....

Report to Council  
 Council Committee on the Arts  
 February 1, 1978 . . . . . 3

Clause #1 continued:

Representatives of the Vancouver East Cultural Centre and Britannia Community Services Centre supported the concept but had reservations about the location.

The Chairman read a note from Len Lauk advising of the CBC's interest in the project and offered its cooperation.

Ernie Fladell, Social Planning Department, stated that the proposal fits into the Canada Council's future plan and if there is agreement at the Federal level, funding could be made available through Canada Council towards operating costs. Also he felt there would be financial support through foundations.

The Committee members were enthusiastic about the proposal but agreed it should be proceeded with cautiously while all the practical aspects are investigated. The Committee also agreed that all of the organizations, such as the Park Board, School Board, Museums, Library, should be involved to make it as exciting a project as possible.

Following further discussion, it was

RECOMMENDED

THAT City Council approve the concept of a Children's Centre of Arts and Science in conjunction with the proposed Federal building; the concept be further examined by a working committee, chaired by the Director of Social Planning, the membership to include representatives of all the relevant organizations.

FOR COUNCIL ACTION SEE PAGE(S) 286

MANAGER'S REPORT

February 10, 1978

TO: Vancouver City Council

SUBJECT: Rezoning Applications:

1. Northwest Corner of Main Street & Terminal Avenue
2. Area West of the Quebec/Columbia Connector at Terminal Avenue

CLASSIFICATION: RECOMMENDATION

The Director of Planning reports as follows:

"This report concerns two rezoning applications:

1. Northwest Corner of Main Street and Terminal Avenue; Portion of Lot 3, D.L. 2037, Plan 15505
  - requested rezoning from RS-1 to M-1, application by Mr. P. Watts on behalf of Ocean Construction Supplies Ltd.
  - proposed amendment to Schedule C (Landscaped Setbacks), application by the Director of Planning.
2. Area West of the Quebec/Columbia Connector at Terminal Avenue; Portion of Lot A, D.L. 2037 and 2064, Plan 5568; Portion of Lot B, D.L. 2037, Amd. Plan 5568; amd. Portion of Parcel C (Expl. Plan 3340) except part included in Plan 15452 of Lot 2, D.L. 2037, Plan 5568
  - requested rezoning from RS-1 to M-1, application by Mr. P. Watts on behalf of Ocean Construction Ltd.

In considering the proposed rezonings from RS-1 to M-1 and the proposed text amendment to Schedule C (Landscaped Setbacks), Council, at the Public Hearing on July 26, 1977 resolved:

That consideration of the application to rezone the area west of the Quebec/Columbia Connector at Terminal Avenue and the northwest corner of Main Street and Terminal Avenue be deferred for three months pending further negotiations between the Planning Department and Ocean Construction Supplies Limited.

Minutes of the Public Hearing are attached as Appendix C.

Following several meetings between Ocean Construction Supplies Limited and senior City staff, agreement was reached on November 10, 1977 for a revised landscaped setback proposal.

Analysis

The recommendations of the Director of Planning before Council at the Public Hearing of July 26, 1977 were as follows:

- (i) APPROVE the application by Mr. P. Watts, on behalf of Ocean Construction Supplies Ltd., to rezone the area generally west of the Quebec/Columbia Connector at Terminal Avenue from RS-1 One-Family Dwelling District to M-1 Industrial District.
- (ii) APPROVE the application by Mr. P. Watts, on behalf of Ocean Construction Supplies Ltd., to rezone the land at the northwest corner of Main Street and Terminal Avenue from RS-1 One-Family Dwelling District to M-1 Industrial District.

Cont'd . . .

- (iii) APPROVE the application by the Director of Planning to amend Schedule C to establish a landscaped setback covering the existing RS-1 zoned lands at the northwest corner of Main Street and Terminal Avenue.

(See Appendix A).

Following recent discussions with Ocean Construction Supplies Ltd., recommendations (i) and (ii) above remain as detailed in the City Manager's reports dated May 17, 1977 (copies of these reports are attached as Appendix D and E respectively).

Council will recall from previous reports that on March 15, 1970, Ocean Cement (now Ocean Construction Supplies Ltd.) entered into an agreement with the City of Vancouver whereby this firm gave up its riparian rights to False Creek in return for an option to purchase and to lease certain City properties adjoining the proposed Quebec/Columbia Connector. The Company's intent, as explicitly stated in the agreement was "to purchase and to lease certain adjoining City property in order to facilitate the business of the Company".

It should be noted that any use of these lands would require a Development Permit Application, and that any of the outright uses listed in the M-1 District Schedule could be permitted, and uses that would relate to the business of Ocean Construction Supplies Ltd. such as concrete mixing operations, concrete products manufacturing, storage yards (including aggregate storage) and offices would be conditional uses requiring special approval of the Director of Planning. Given the March 15, 1970 agreement, the Director of Planning would tend to accept these conditional uses as appropriate, subject to a satisfactory form of development. It is the opinion of the Director of Planning, however, that they are inappropriate uses for this location, having particular regard to the effects on the environment of the False Creek Basin, the strategic location of the site to the Central Area, and the detrimental effect on future redevelopment of False Creek.

Agreement has been reached for a revised landscaped setback in lieu of the current application by the Director of Planning. The revised proposal would establish a 20 foot landscaped setback along the entire Main Street frontage of lands currently held by Ocean Construction Supplies Ltd. The resultant landscaped area would comprise approximately 10,820 square feet (541' x 20') as compared to the approximate 12,040 square feet encompassed in the current application.

It should be noted that under the Development Permit approving the present use of this site for the Terminal Truck Wash, various depths of perimeter landscaping were required. This required landscaping represents, in total, approximately 21,920 square feet. (See Appendix B).

Should Council establish the 20 foot landscaped setback recommended by the Director of Planning, future Development Permit Applications could propose deletion of landscaped areas beyond the 20 foot depth.

**Recommendation:** The Director of Planning recommends:

That the following be received and the whole matter be referred direct to a Public Hearing:

- a) That the application to rezone the area west of the Quebec/Columbia Connector from RS-1 One-Family Dwelling District to M-1 Industrial District be approved.
- b) That the application to rezone the land at the northwest corner of Main Street and Terminal Avenue from RS-1 One-Family Dwelling District to M-1 Industrial District be approved.
- c) That the application by the Director of Planning to amend Schedule C (Landscaped Setbacks) be amended to establish a 20 foot landscaped setback along the westerly side of Main Street north of Terminal Avenue for those lands held by Ocean Construction Supplies Ltd. in lieu of the current application.

Cont'd . . .

- d) That notification of the Public Hearing consist of courtesy letters sent to registered property owners (using the Provincial Assessment Roll) within a two block radius of the sites in addition to the newspaper advertisements required under City Charter."

The City Manager RECOMMENDS that the recommendation of the Director of Planning be approved.

FOR COUNCIL ACTION SEE PAGE(S) 281

# DISTRIBUTED MONDAY

MANAGER'S REPORT

C

DATE February 16, 1978

TO: VANCOUVER CITY COUNCIL

SUBJECT: 633 Hornby Street (E.B. Misty's Cabaret)  
Development Permit Application No. 79926

CLASSIFICATION: CONSIDERATION

APPLICANT: Mr. E. Williams  
for Grander Developments  
Telephone: 263-9902 or 685-4411

The Director of Planning reports as follows:

'The above noted Development Permit Application has been filed by Mr. E. Williams for Grander Developments to retain the use of the existing restaurant and cabaret for a further period of time. This development is situated on the west side of Hornby Street between Dunsmuir and Georgia Street.

The present restaurant occupies an area of approximately 1700 sq. ft. and has a maximum seating capacity of seventy-two (72) persons. The cabaret with lounge space occupies an area of approximately 2100 sq. ft. with a maximum seating capacity of one hundred and eighty (180) persons.

The Director of Planning is prepared to approve this application for a limited period of time, expiring December 31, 1979, or until the subject site is developed, whichever occurs first. All necessary clearances have been obtained from the involved departments, and this report is being forwarded directly to Council at this time due to the expiration date of the development permit on February 28, 1978. '

The City Manager submits the foregoing report for the CONSIDERATION Council.

FOR COUNCIL ACTION SEE PAGE(S) 296

DISTRIBUTED MONDAY

339

MANAGER'S REPORT

February 20, 1978

TO: Vancouver City Council

SUBJECT: 1114 Alberni Street (Supreme Court Racquet Club)  
Development Permit Application No. 79796

CLASSIFICATION: CONSIDERATION

The Director of Planning reports as follows:

"A Development Permit Application has been filed by Mr. R. James Beadle for Adams Properties to use approximately 3,456 sq. ft. at 1114 Alberni Street as a lounge with a maximum seating capacity of 58 persons, to be used in conjunction with the existing Racquet Club.

This Development is located on the south-west corner of Alberni Street and Thurflow Street.

In a memo relating to this application a representative of the Vancouver Police Department stated the following:

'Please be advised that the following application for a Development Permit has been processed by members of the Vancouver City Police and is found to be in order. Therefore, we have no objection to the issuance of the permit.'

The Director of Planning is prepared to approve this application. However, prior to final consideration, is referring the matter to Council for consideration in accordance with Council's previous resolution requesting that all new liquor outlets be first referred through the Standing Committee on Community Services."

The Mayor has requested that the decision be expedited, and hence the City Manager submits the foregoing report directly to Council for CONSIDERATION.

FOR COUNCIL ACTION SEE PAGE(S) 296

I

REPORT TO COUNCILSTANDING COMMITTEE OF COUNCIL  
ON FINANCE AND ADMINISTRATION

February 9, 1978

A meeting of the Standing Committee of Council on Finance and Administration was held on Thursday, February 9, 1978, at 11:00 a.m., in the No. 3 Committee Room, third floor, City Hall.

PRESENT: Alderman Brown, Chairman  
Alderman Gerard  
Alderman Gibson  
Alderman Puil  
Mayor Volrich

ABSENT : Alderman Marzari

ALSO  
PRESENT: Alderman Kennedy  
Alderman Ford  
Alderman Harcourt

CLERK : G. Barden

RECOMMENDATION

1. Departmental Review -  
Engineering Department

The Finance Committee considered a report from the Engineering Department in a series of Departmental reviews initiated by the Standing Committee on Finance and Administration at its meeting on August 9, 1977, following consideration of a proposal for a revised budgeting system for the City and approval by the City Council on August 23, 1977.

The report of the Engineering Department (on file in the City Clerk's Office) provided a very complete and detailed report of the Department and its operations. The City Engineer stated their main objective is to provide the service that the citizens of Vancouver require at minimum cost to the City. The Engineering Department's concerns and recommendations were reported as follows:

- " 1. In trying to build and maintain a more livable city, the Engineering Department is involved in providing services which:
- (a) Improve the quality of life by beautifying and providing pleasant surroundings;
  - (b) Permit urban life to be convenient, healthy and safe;
  - (c) Facilitate the carrying out of business activities, industry, tourism and various other activities which strongly affect the City's economy and, in turn, the quality of life and livability of the City.

Much has been done to improve the quality of life in recent years by providing pleasant surroundings and this should continue. Also, the City is providing relatively good service in terms of convenience, health and safety. It is our feeling, however, that the last of these services, (c), is increasingly being neglected. Our quality of life is certainly affected by whether we have a job, by the ability of our commerce to compete with surrounding areas and other cities, by the cost of moving goods in our city, and by the resulting costs we have to pay for food and shelter - the basic necessities of life, even in an urban area. Our recommendations below attempt to rectify this situation.

cont'd.....



Report to Council  
 Standing Committee of Council  
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 February 9, 1978 . . . . .

(I-2)

Clause #1 continued:

2. RECOMMENDATION

Of the services provided by the City for which the Engineering Department is responsible, the one which has fallen most behind in service level is the transportation system. Compared to other cities in Canada, which have provided rapid means of transport in the form of rapid transit, freeways, or both, Vancouver, in the past 15 years, has not improved the transportation system sufficiently. In fact, in some cases, reductions in the capacity of our street and lane systems are occurring through street closures and signalization.

The result of this falling transportation system level is:

- diversion of traffic from major streets to residential streets;
- higher cost of providing City services such as fire, police, utilities, refuse collection, etc.;
- higher accident rates and the resulting social and economic cost thereof;
- lower mobility of the average citizen resulting in hundreds of millions of dollars of economic drain on the citizens of Vancouver due to their higher cost of transportation;
- higher goods movement costs, resulting in lower competitive position of our commerce, lower employment, higher food and shelter costs, higher taxes and, ultimately, lower quality of life and standard of living.

The service level of the transportation system should be improved. Accordingly, it is RECOMMENDED that the City itself make special efforts to improve the transportation system and continue making strong approaches to senior governments for assistance in this regard. It is noted that this is initially a capital matter but becomes a revenue budget matter, as a result of higher costs of all other services provided on the system.

Forty specific policies which, if followed by the City, would improve the transportation system significantly are described in detail in the White Paper Report on Transportation presented to Council in 1977 by the Engineering Department.

3. With ever-increasing numbers of small and large-scale changes in permitted land uses in the City through rezoning and the flexibility inherent in non-definite zonings (urban, CD 1) has come a growing uncertainty, both amongst developers and in the Engineering Department, as to what level of service will be required in the future.

In building and re-building sewer, water, street and other major systems which must last up to 100 years, we must know population densities and types of activities which will occur (Residential vs Industrial). There is a growing need for more definite overall and long-range planning of land uses so that corresponding service systems can be constructed.

4. It is our feeling that there is an increasing lack of concern with precedent. When attractive and desirable services and facilities are provided in one part of the City, it can be expected that the rest of the City will desire these also and providing these on such a wide scale can be prohibitively expensive. The long-range operating and maintenance costs of initially desirable capital improvements should also receive more attention. The Engineering Department has and will continue to bring these matters to the attention of Council when such decisions are being made.

cont'd.....

Report to Council  
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(I-3)

Clause #1 continued:

5. CONSIDERATION

The process of standardization, which has been so effective in cities in North America in keeping down service and operating costs, is increasingly being threatened by pressures for localized and individualized, non-standard treatment. Every city needs areas with local character and attractive features in order to be interesting and attractive as a whole. In providing such features, Council must recognize that this process tends towards higher servicing costs and, therefore, higher taxes. It is unreasonable to expect servicing costs to be reduced or held down while, at the same time, encouraging the provision of expensive non-standard treatment.

Section III of this report on Efficiency and the various appendices contain specific examples of where servicing costs are increasing rapidly as a result of departure from standardization. In times of austerity, it is necessary to evaluate the trade-off between a more attractive City and rising costs and taxes. The attractions of Paris or Rome were not built in a day.

Accordingly, it is submitted for Council's CONSIDERATION to give guidance as to whether the growing trend towards non-standard, individualized treatment should be permitted to continue while accepting the resulting higher civic costs, or whether it should be resisted, thereby permitting economy of servicing.

6. CONSIDERATION

With growing emphasis on local area planning is arising a growing demand for comprehensive redevelopment of local areas. Much of the demand for improvement is for Engineering Department services, including streets, sidewalks, bus shelters, new utilities, etc. There are many advantages to this comprehensive treatment in local areas. One effect, however, is to accelerate the expectations and demands for services in these areas, as has been demonstrated in the West End, Kitsilano and Mount Pleasant. Emphasis on local area planning and provision of immediate comprehensive redevelopment in these areas must be accompanied by acceptance of the fact that servicing costs will be increased through acceleration. This can be controlled by the number of local areas being processed at any given time. Many of the Engineering works which result from the process would be required ultimately and there is no waste. The question is whether at a time of austerity, acceleration of these comprehensive works can be accepted when there is insufficient money to carry out even more urgent works in some cases in other, non-local area parts of the City which are being dealt with over a long period of time. It is suggested that Council CONSIDER whether the City wishes to provide these comprehensive works at an accelerated rate and to what extent such an acceleration should be permitted.

7. CONSIDERATION

The Engineering Department has, for many years, been a leader in the use of good information systems which have permitted good management and budgeting in accordance with measured need, rather than on the basis of historical budgeting. This, in effect, constitutes a form of zero-base budgeting. For certain parts of our operations such as the streets area, for example, budget requests have for many years been based on correcting defects which are surveyed each year and can be clearly demonstrated as a need to Council. Furthermore, the effectiveness of the maintenance procedures is also demonstrated

cont'd.....

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(I-4)

Clause #1 continued:

at budget review time to ensure that the maintenance program is effective. We believe this form of budgeting to be superior to historical budgeting and are working towards expansion of the system in the Engineering Department to other areas. It must be recognized, however, that PPBS and zero-base budgeting systems can only work when based on very good information systems and these are expensive. Such budgeting must also be accompanied by the willingness of Council to accept more fluctuation in service demands as they vary with need. This can mean more fluctuation in servicing costs. Council should CONSIDER how far this process, already well established in the Department, should be furthered.

8. RECOMMENDATION

If a five percent reduction in the Revenue Budget is required, this can be achieved in various ways. Based on the Engineering Department's assessment of priorities, it is RECOMMENDED that:

- (a) Non-essential, though often desirable, non-standard works be reduced first. These are described in Section III of this report under Standardization and Efficiency.
- (b) Further reductions should then be made to direct services to people. Here, new services which are constantly being demanded should be resisted before cuts are made in existing services. Cuts in existing services should be made first to those services having high levels as described in Section III - Service Levels - of this report. Specific services which can be cut and the consequences are listed in Appendix F, together with amounts which can be saved.
- (c) Further cuts should then be made to those works which are designed to protect our existing facilities from deterioration. Since these are worth \$1.5 billion, there is a considerable investment to be protected. Such cuts will generally be in the form of a deferral rather than lasting reductions. The table in Appendix D shows the amounts in each of the service categories devoted to preservation of capital assets.
- (d) Only after reductions have been made in the above categories should cuts be made in works designed to keep the City's facilities safe and operable. The amounts in each of these service categories devoted to this purpose are shown in the table in Appendix D.

As is stated in Council's objective #3 of this review, budget reductions in any of these areas should be preceded by more detailed study and report back to Council. Council may also not agree with the order of priorities set by the Engineering Department and direction in this regard is invited.

9. RECOMMENDATION

If an increase in the service level is possible, then this should be provided in the reverse order of the reductions listed in #8 above. "

The Consultants' observations and recommendations were as follows:

- \*The Engineering Department report provides a clear and comprehensive picture of the Department and its methods of operation. Appendix F indicates areas where budget reductions or increases might be applied. In most instances, budget reduction suggestions are accompanied with the discussion of why they would be undesirable.

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Report to Council  
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(I-5)

Clause #1 continued:

The summary of departmental concerns and recommendations provides a discussion of the Engineering Department's assessment of priorities with respect to budget reductions. These, however, are not easily related to specific expenditures that might be reduced or eliminated. Also, no specific recommendations of priority areas for budget reduction or areas that should receive further review are offered for Finance Committee consideration.

We were unable to research departmental activities in sufficient depth to be able to develop recommendations on specific Department proposals regarding budget increases or decreases. Also, although our impression is that the Department is generally oriented towards seeking better ways of providing required services and managing its affairs, the report has not clearly indicated where initiatives are planned in the future to realize improvements.

DEPARTMENTAL CONCERNS AND RECOMMENDATIONS

Most of the concerns and recommendations described in Section III and IV of the report focus on overall issues in the area of long range planning, transportation policy, standardization in City development, the ongoing operating and maintenance cost implications of capital budget decisions and the increasing lack of concern with precedent in decision making. These issues reflect a concern raised in earlier departmental reviews regarding the need for a more effective and organized approach to long range planning and policy formulation, and for mechanisms that would ensure that the City is addressing and dealing with problems in a co-ordinated and consistent manner.

Developing and agreeing upon overall City policies offers the greatest potential for improved decision making at both the Council and management level. A long range planning process was started by the City approximately two years ago. As part of this process, the Engineering Department prepared white papers on Environment, Municipal Services and Transportation. Submissions were also prepared by other departments. Although these papers varied in format and approach, they were all designed to provide a basis for discussing and agreeing upon future policy directions.

Most of the issues raised by the Engineering Department in this presentation reflect the need for long range corporate planning and the need to deal with and agree on larger policy issues. The Department is concerned about apparently conflicting policy directions established by Council from time to time, particularly with respect to individual Council decisions which increase maintenance costs while generally seeking to reduce the annual operating budget.

Some of the white paper issues have been raised and decided upon subsequently during regular Council business. Apart from this, there does not appear to be any co-ordinated program or mechanism for dealing with the contents of these or other long range corporate plans and policy issues.

The Engineering Department, along with other City departments, is seeking more direction from Council for future planning and budgeting purposes. This is an area of major concern. We recommend, therefore:

1. ....that the City Manager, in conjunction with key City departments, related Boards and members of Council, be requested to undertake a review to:
  - a) examine the strengths and weaknesses of the present approach to corporate planning

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Report to Council  
Standing Committee of Council  
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(I-6)

Clause #1 continued:

- b) explore and evaluate the advantages and disadvantages of alternative approaches to corporate planning and policy formulation
- c) develop and report recommendations for improving corporate planning and policy formulation mechanisms to Council for their consideration.

STANDARDIZATION

The Engineering Department is concerned about the increasing trend toward non-standardization in the City's development. In their view, the growth of individual treatment may be increasing at a greater rate than the City is capable of comfortably absorbing in its maintenance and operating budgets. Non-standard development is desirable but it does have cost implications. The City needs to assess the implication of alternative policies in this regard and to establish policy guidelines for managing the City's future development.

TRANSPORTATION

The white paper on Transportation defines forty specific policies which the Engineering Department believes would improve the City's transportation system significantly. Although this paper has been reviewed by Council, it has not yet resulted in any comprehensive overall policy direction. Since this is an area of major concern, Council should make a concerted effort to deal with the issues raised in this white paper and agree upon transportation policy guidelines for the future.

BUDGETING AND MANAGEMENT INFORMATION SYSTEMS

The Engineering Department has developed and introduced information collection and reporting systems which allow it to plan and budget in accordance with measured need in a number of its operations. Still further improvement in budgeting and management information and control systems is possible and desirable. The Department, however, has noted that if improved budgeting systems are to be effective, they must be based on good information systems and Council must be willing to accept more fluctuation in service as demands vary. More sophisticated budgeting and management information systems also requires an investment. The return on this investment will depend on the City's ability to effectively utilize these tools. The caution expressed by the Engineering Department regarding the marginal rate of return on increasing levels of sophistication in budgeting and management information systems is a valid one and any improvement in management information systems should also be accompanied by an improvement of management's capability to utilize the information produced and to assess the type and level of detail of information required to make effective management decisions.

MANAGEMENT

The need for improved corporate planning and policy formulation mechanisms and improved management information systems are two recurring areas of concern raised by management during these departmental reviews. More senior management time should be devoted to long range planning and policy formulation. To make time available, more work must be delegated by Department Heads to the next level of management. There is some evidence that the City Engineer is heavily involved in the day-to-day operation of his Department. Like the Director of Finance, he is unlikely to have sufficient time available to actively participate in and contribute to addressing these concerns. In future, it may be necessary for him to delegate more to his next line of management. "

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Report to Council  
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Clause #1 continued:

The Committee discussed with the City Engineer the whole question of high maintenance and operating costs for beautification areas and other non-standard treatment areas. One problem that has been increasing in recent years is when developers or architects insist on lighting considerably beyond that provided generally in the City. It is approved at the time on the understanding that the developer will pay for the extra maintenance and operating costs, however, shortly after the developer demands that the City bear the extra cost. In other cases, developers refuse to enter into encroachment agreements and assume responsibility for various non-standard treatments. Should these trends grow, the effectiveness of standardization can be expected to be lost in a very few years and the City's maintenance and operating costs will rise sharply.

The Mayor left the meeting at this point and Alderman Harcourt joined the meeting.

The Committee also discussed the sidewalk replacement program which has fallen behind in recent years and is approaching the time when repairs and rebuilding can no longer be delayed. It was noted that the public is usually very receptive to replacement of sidewalks under Local Improvement whereby the City pays half the cost and the property owners pay half. It was suggested that this program could be increased.

The Committee discussed the need for logical development of transportation in the City and it was suggested that the Transportation Committee should be requested to go over all of the policies in the White Paper on transportation and come back with recommendations to Council which will lead to an overall transportation policy for the City so that Council is not dealing with the recommendations in a piecemeal way.

Following further discussion, it was

**RECOMMENDED**

- A. THAT City Engineer investigate policy and further report on construction and maintenance of City streets and sidewalks relative to non-standard treatment.
- B. THAT the City Engineer investigate and report on policy for replacement of City's sidewalks under the Local Improvement program.
- C. THAT the Transportation Committee establish policy on the recommendations outlined in the White Paper on transportation for the approval of Council.
- D. THAT the Engineering Department's Report be referred to a committee of the Mayor, Alderman Brown and the City Manager for further review and report back to the Committee.

The meeting adjourned at approximately 1:05 p.m.

\* \* \* \* \*

FOR COUNCIL ACTION SEE PAGE(S) 296

PART REPORT TO COUNCIL  
STANDING COMMITTEE OF COUNCIL  
ON PLANNING AND DEVELOPMENT

II

FEBRUARY 9, 1978

A meeting of the Standing Committee of Council on Planning and Development was held in the No. 2 Committee Room, Third Floor, City Hall, on Thursday, February 9, 1978 at approximately 1:30 p.m.

PRESENT : Alderman Harcourt, Chairman  
Alderman Gibson  
Alderman Kennedy  
Alderman Puil

ABSENT : Alderman Brown (civic business)

CLERK TO THE  
COMMITTEE : M.L. Cross

RECOMMENDATION

1. Status of Rezoning Applications

The Committee considered a memorandum from the Zoning Planner dated February 6, 1978, forwarding the monthly status report on rezoning applications for the month of January, 1978 (on file in the City Clerk's office).

RECOMMENDED

THAT the monthly status report of rezoning applications for the month of January, 1978 be received.

2. Status Report on Government Assisted Housing in the City of Vancouver and Summary of 1977 Housing Completions

The Committee considered a report of the City Manager dated February 1, 1978 (on file in the City Clerk's office) in which the Director of Planning summarizes government assisted housing activities during 1977, including information on:

- (a) Units built by governments and various non-profit housing societies using funding available from the National Housing Act 'aid to low income groups' provisions. Occupants generally pay no more than 25% of their income towards shelter.
- (b) Units built by private enterprise using Assisted Rental Program provisions of the National Housing Act to stimulate construction of new rental accommodation and units sold through the Assisted Home Ownership Program.

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Part Report to Council  
Standing Committee of Council  
on Planning and Development  
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(II-2)

Clause No. 2 continued:

The report notes that there is a noticeable decline in new units provided without some form of government subsidy. The number of seniors units is also declining as Provincial funding is being directed to the Shelter Aid Program rather than funding new projects. There is an increase in family completions as a result of the City's redirection i.e., family units in False Creek. Ninety-two percent of all forms of assisted units completed during 1977 had direct City involvement in land assembly and/or project development.

With respect to market assisted housing, senior governments' subsidies and tax shelter opportunities for the provision of new rental accommodation accounted for the large amount of Assisted Rental Housing stock in 1977. This is not expected to be duplicated in 1978 due to a "softer" rental market and modifications to the tax shelter provisions. The number of units eligible for funding under the Assisted Home Ownership Program is few primarily due to land costs in the City.

RECOMMENDED

THAT the Manager's report dated February 1, 1978 be received.

The meeting adjourned at approximately 3:10 p.m.

\* \* \* \* \*

FOR COUNCIL ACTION SEE PAGE(S) 296



REPORT TO COUNCIL  
STANDING COMMITTEE OF COUNCIL  
ON COMMUNITY SERVICES

# III

FEBRUARY 9, 1978

A meeting of the Standing Committee of Council on Community Services was held on Thursday, February 9, 1978, in Committee Room No. 1, Third Floor, City Hall, at approximately 1:30 P.M.

PRESENT: Alderman Rankin, Chairman  
Alderman Bellamy  
Alderman Ford  
Alderman Gerard

ABSENT: Alderman Marzari

COMMITTEE CLERK: H. Dickson

Adoption of Minutes

The Minutes of the Part Report of the Community Services Committee meeting of January 12, 1978 and the Minutes of January 19, 1978 were adopted.

INFORMATION

1. Sale of Surplus City Furniture and Equipment -  
Project Independence and Artists Gallery

Under procedures approved by City Council on April 23, 1974, the Committee has authority to approve the sale of surplus City furniture and equipment with an auction value over \$300.00 to non-profit organizations for a nominal sum (\$10.00 or 10% of auction value, whichever is greater).

The Committee had before it for consideration requests (copies circulated) for surplus City furniture and equipment from

- a) Project Independence which requested furniture and equipment valued at \$365.00 which would be sold for \$39.06; and
- b) Artists Gallery which requested furniture and equipment valued at \$625.00 which would be sold for \$66.88.

The Director of Social Planning had recommended approval of both sales.

Following discussion, it was

RESOLVED

THAT the Committee approve of the following sales, subject to the terms contained in the attached Agreements of Sale:

- a) \$365.00 worth of surplus City furniture and equipment to Project Independence for \$39.06; and
- b) \$625.00 worth of surplus City furniture and equipment to Artists Gallery for \$66.88.

Continued . . . .

Report to Council  
 Standing Committee of Council on Community Services  
 February 9, 1978

(III-2)

#### RECOMMENDATION

#### 2. Inventory of Special Services to Non-English Speaking Residents of the City

The Committee had before it for consideration a Manager's report dated January 13, 1978 (copy circulated) in which the Director of Social Planning reported on the need for an inventory of special services which are provided to non-English speaking residents of the City. In the report, the Director of Social Planning advised that funds for the survey are available in the Social Planning Department's 1978 RESER budget and he recommended that Council support the preparation of the inventory.

Following discussion, it was

#### RECOMMENDED

THAT City Council support the inventory of special services to non-English speaking residents of the City to be undertaken by the Director of Social Planning; and that Council request all Civic departments and other government agencies to extend their full co-operation to this project.

#### 3. Austin Hotel, 1221 Granville Street re Fire By-law

The Committee had before it for consideration a Manager's report dated December 14, 1977 (copy circulated) in which the Fire Chief reported that progress toward compliance with the City fire by-law at the Austin Hotel has ceased and attempts by Fire Wardens to have the upgrading renovations continue have failed.

Attached to the Manager's report was a chronological report of the progress on the upgrading of this hotel.

In the report, the City Manager recommended approval of the Fire Chief's recommendation that there be a prosecution against Mr. H. Somani and the Austin Hotel for failure to comply with fire regulations. Submitted for the Committee's consideration was the matter of cancellation of the hotel's business license until the Fire By-law has been complied with.

Appearing before the Committee on this matter were the Fire Chief and Mr. H. Somani of the Austin Hotel.

Mr. Somani advised the Committee that work has resumed at the hotel and progress is continuing.

The Fire Chief agreed and further advised that work is approximately 90% completed and should not take much more than one month to complete.

Following discussion, it was

#### RECOMMENDED

THAT the matter of the Austin Hotel and its failure to comply with the City fire by-law be deferred for two months and the Fire Chief be requested to report back to the Community Services Committee on the Austin Hotel in two months.

(The Chairman advised Mr. Somani that the Committee would recommend prosecution if the Austin Hotel does not comply with the Fire By-law at the end of two months.)

Continued . . .

#### 4. Presentation by Community Living Boards

The Committee, at its meeting on January 19, 1978, resolved to invite a spokesman from the Vancouver Community Living Board to appear before the Committee to explain a new program to relocate persons from the Woodlands School into homes throughout the community.

Appearing before the Committee this date were Mr. David MacCoy, Executive Director of the Community Living Society; Mr. S. Swatridge, Director of Service Contracting for the Community Living Society; and Ms. J. Dickie of the Society.

Also appearing before the Committee was Dr. R. McQueen, Acting Medical Health Officer.

The spokesmen for the Society advised the Committee that the Woodlands Parent Group led to the formation of the Community Living Society when the Parent Group some two years ago initiated the formation of a Planning Council of Lower Mainland agencies to consider the needs of residents of Woodlands School and the options available for a new approach to these persons. The group met with the Minister of Human Resources and developed a brief suggesting the establishment of a Community Board which would decide on the needs of each individual.

This Community Living Board is actually a society to plan and oversee the placement of residents from Woodlands School into homes throughout the community.

The spokesmen emphasized that the program would be a slow step-by-step process with the Community Living Society acting in the role of a purchaser of services for the individuals who are being transferred out of Woodlands School. The Society will examine the various services provided by agencies and will endeavour to develop new services which may be required.

Members of the Committee expressed some concern that there should be a guarantee that any services which are to be provided to these persons must be continuing services.

Some concern was also expressed that if more than two persons from Woodlands are being moved into a single family residential home, there could be problems of zoning and licensing of such "group homes".

The Acting Medical Health Officer noted that this proposal will involve the new Long Term Care program operated by the Health Department.

The representatives of the Community Living Society distributed to the Committee copies of a booklet "Development of a Comprehensive Community-Based System of Service As An Alternative to Woodlands".

The Committee felt that there could be some problems in the development of this new program and felt it would be helpful to have the Health Department examine the proposal.

Following discussion, it was

#### RECOMMENDED

THAT the submission from the representatives of the Community Living Society be received and that the Society's brief "Development of a Comprehensive Community-based System of Service as an Alternative to Woodlands" be referred to the Medical Health Officer for a report back to the Community Services Committee on any potential problems which could develop in the implementation of this program.

Continued . . . .

5. Hotel Vancouver re Fire By-law

The Committee had before it for consideration a Manager's report dated January 26, 1978 (copy circulated) in which the Fire Chief reported on delays by the Hotel Vancouver in adhering to the City fire by-law.

Attached to the Manager's report was a chronological report listing the communications sent and received by the Fire Department and Canadian National (owners of the hotel) in connection with the Fire By-law.

In the report, the Fire Chief advised that while there has been a good deal of inter-action and communication with Keen Engineering in working out alternative measures in the upgrading program, there has not been any actual physical progress in the construction of the alterations required at the hotel.

Appearing before the Committee on this matter were the Fire Chief, the Assistant Provincial Fire Marshal and Mr. G. Trainor of Canadian National.

During discussion of this matter, the Chairman of the Committee pointed out that there had been reports to the Community Services Committee regarding this hotel on two or three occasions in the Spring of 1977 at which time the Committee had urged the owners of the hotel to proceed with the necessary work to comply with the Fire By-law.

The Fire Chief advised the Committee that with a hotel of this size an enormous amount of detailed work is required and that other jurisdictions, such as the Building Department and the Fire Marshal's office, are also involved. However, he pointed out that although he re-affirmed on November 14, 1977, an approval granted in August 1977 of the revised program for compliance, the General Manager of C.N. Hotels did not instruct Keen Engineering to proceed with Phase I of the upgrading until January 19, 1978. It was pointed out that this instruction called for the job to go out for tenders by March 1978 and that the actual starting construction could be six months after the tender date.

During discussion, the Committee noted that the procedure seemed to be complicated by the involvement of the Provincial Fire Marshal of whom Vancouver's Fire Chief is a deputy, and it was noted that the Fire Marshal's involvement is in respect of requirements involving public assembly areas. Because of complexities involving exit deficiencies in the seven public assembly areas, the Fire Marshal had offered C.N. the option of reducing the maximum number of persons who may use these assembly areas. The Deputy Fire Marshal advised the Committee that the City Fire Chief does not have this discretion.

Mr. Trainor of C.N. advised the Committee that C.N. is now in the process of calling tenders for the work, that installation of sprinklers will be done first, that smoke detecting units will be installed in all bedrooms, that a new fire alarm system will be installed, and then architectural work for the public assembly areas will be done.

Mr. Trainor estimated it would take two years to complete the work and that the hotel plans to continue operating as the work proceeds.

The Fire Chief replied that two years to complete the work is an unacceptable period of time and he estimated it would be reasonable to expect completion within fourteen months of the time a contract has been let. A contract should be awarded by approximately mid-June, which would mean a total of 18 months from today's date until all the work is completed.

Continued . . . .

Report to Council  
 Standing Committee of Council on Community Services  
 February 9, 1978

(III-5)

Clause No. 5 Continued

Following further discussion, it was

RECOMMENDED

- A. THAT City Council require C.N. Hotels to submit to the Community Services Committee:
  - i) an undertaking to carry out the necessary work to have the Hotel Vancouver comply with the City Fire By-law;
  - ii) a schedule acceptable to the Fire Chief for the work to be completed within eighteen months of February 9, 1978;
  - iii) monthly progress reports on work being undertaken at the Hotel Vancouver, such reports to be submitted to the Fire Chief who will report monthly to the Community Services Committee.
- B. THAT the City prosecute C.N. Hotels for failure to comply with the City fire by-law if the owners of the hotel do not comply with any of the foregoing.
- C. THAT the City Manager report to the Community Services Committee on the functions and jurisdictions of the City Fire Chief as compared with the Provincial Fire Marshal, such report to include comment on whether the Provincial Fire Marshal can delegate his full powers to the City Fire Chief who acts as his deputy.

CONSIDERATION

6. Jericho Hangar No. 6

City Council, on December 6, 1977, when considering the report dated November 24, 1977 (copy circulated) from the Community Services Committee, referred the following two motions of Council to the Park Board for consideration and decision:

"THAT the Park Board be requested to continue discussions with the Ne Chi Zu Artists Guild on detailed costs of renovating Hangar No. 6 to City standards and on possible sources of funding for such renovations."

"THAT the City grant an undertaking to the Ne Chi Zu Artists Guild to lease Hangar No. 6 to the Guild for a period of two years with an option to renew for a further three years subject to the Ne Chi Zu Artists Guild renovating Hangar No. 6 to City standards within the initial two year period."

The Park Board considered the foregoing motions at its meeting on Monday, December 19, 1977, and no action was taken as the Board had previously, on November 21, 1977, passed the following motion:

"THAT after December 31, 1977, the Ne Chi Zu Guild be allowed to continue using Hangar #6 on a day to day basis, on the understanding that no public assembly is permitted."

Continued . . . . .

Report to Council  
 Standing Committee of Council on Community Services  
 February 9, 1978

(III-6)

Clause No. 6 Continued

The Chairman had agreed to hear this date a delegation from the Ne Chi Zu Artists Guild and appearing before the Committee from the Guild were Mr. D. Weston, Mr. M. Webb and Mr. G. Yearsley.

Also in attendance regarding this matter were representatives of the Park Board.

The spokesmen for the Ne Chi Zu Artists Guild advised the Committee that it was their understanding that the Guild would have been asked to participate in discussions with the Park Board regarding costs of renovating Hangar No. 6 to City standards in accordance with the City Council motion of November 24, 1977, and that such discussions have not yet taken place.

Representatives of the Guild listed a number of complaints and concerns regarding their present use of Jericho Hangar No. 6.

They complained that a chain has been placed across the entrance and the artists are not allowed use of the hangar on weekends, that artists are not permitted to stay in the building overnight and they are consequently fearful of thievery or vandalism and that the artists using the hangar are being "hassled" by the security service employed by the Park Board.

The Guild spokesmen reported they are keeping a diary of unusual events which have occurred at the hangar and the Committee was advised of a number of problems Guild members have encountered with the guard dogs, with the security patrolman and other matters.

The Chairman of the Park Board inquired why the Guild did not approach the Board with these grievances and another member of the Park Board suggested the Jericho hangars are not an ideal location for the Guild and that a more appropriate site may be found at Granville Island.

A Guild spokesman advised that the main reason for their presentation this date is that Guild representatives left the City Council of November 24, 1977, with the understanding that the Guild would have an opportunity of discussing with the Park Board the costs of renovating Hangar No. 6 to City standards.

Park Board representatives responded that they would investigate the Guild's complaints and suggested that the Guild come forward with any proposals it may have for the renovations and the financing for such renovations, and it was the consensus of the Committee that the Guild should approach the Board with proposals for renovations and funding.

A Guild spokesman listed three matters of immediate concern to the Guild as follows:

- Guild members are not allowed to work in the hangars during the evenings;
- That the Guild requires a key to the gate to permit them to use the hangar on Saturdays and Sundays;
- That the Guild requests that two of its members be permitted to occupy a room in the hangar overnight, subject to the approval of the Fire Chief.

Continued . . . .

Report to Council  
Standing Committee of Council on Community Services  
February 9, 1978

(III-7)

Clause No. 6 Continued

It was suggested by the Committee that the Guild raise these three matters with the Park Board as the Board has been delegated by Council to look after Hangar No. 6.

There was no formal recommendation made on the above suggestion as the meeting was interrupted by a fire alarm and the matter is therefore submitted for CONSIDERATION.

The meeting adjourned at approximately 3:35 P.M.

FOR COUNCIL ACTION SEE PAGE(S) 291

IV

REPORT TO COUNCIL  
STANDING COMMITTEE OF COUNCIL  
ON  
TRANSPORTATION

February 9, 1978

A meeting of the Standing Committee of Council on Transportation was held on Thursday, February 9, 1978, at 3:30 p.m. in the No. 1 Committee Room, Third Floor, City Hall.

PRESENT: Alderman W. Kennedy, Chairman  
Alderman D. Bellamy  
Alderman M. Ford  
Alderman M. Harcourt  
Alderman H. Rankin

CLERK: J. Thomas

The minutes of the meeting of January 26, 1978, were adopted.

RECOMMENDATION:

1. Free-Standing Signs on City Streets

The Committee had for consideration a Manager's Report dated January 25, 1978, (circulated) in which the City Engineer referred to the increasing use of public sidewalks and boulevard areas for the placement of free-standing signs for business advertisement purposes and suggested procedures for dealing with the problem.

It was pointed out Council's general policy had been to prohibit items of a purely advertising nature on City streets and free-standing signs - usually of a sandwich board type - contravened the Street and Traffic By-law which authorized the City Engineer to:

"remove any structure, object, substance, or thing found in any street in contravention of this section and the costs incurred may be recovered by action in any court of competent jurisdiction".

An increasing number of complaints had been received relating to the hazards created by the signs. The City Engineer suggested the following options were available to deal with the matter:

- a) continue the current practice of enforcement on a complaint basis, which will not solve the problem;
- b) remove all free-standing signs from the street allowance without warning to the sign owner, which would result in numerous complaints;
- c) identify offenders and advise them by letter to remove the sign; if they refuse, the City will remove the remaining signs in accordance with the Street and Traffic By-law.

Mr. D. Rudberg, Assistant City Engineer, Traffic Division, discussed the report with the Committee and displayed photographs of numerous sandwich boards on City sidewalks.

Alderman Ford, Chairman of Council's Special Committee on the Disabled, stated the Special Committee was extremely concerned about the proliferation of sandwich boards in all areas of the City and felt they were a menace to pedestrians, but particularly to the handicapped. There had been a number of instances where blind people had fallen over the signs injuring themselves. The Special Committee had discussed the options presented by the City Engineer and supported Option (c).

Cont'd . . .



Report to Council  
 Standing Committee of Council  
 on Transportation  
 February 9, 1978 . . . . .

(IV - 2)

Clause 1 Cont'd

The Committee discussed whether there should be total enforcement of the By-law or whether provision should be made for a limited number of exemptions: i.e. a two-hour period daily for restaurants to display menus, but it was agreed this type of advertising could be covered adequately with signs fixed to buildings. Therefore, the By-law should be totally enforced following adequate warning to the offending businesses.

It was

RECOMMENDED,

- A. THAT notices be placed in newspapers warning that all free-standing signs must be removed from City sidewalks and boulevards by February 28, 1978, or the signs will be removed by the City without further notice.
- B. THAT \$5,000 be provided in the 1978 Budget for costs incidental to the above full scale enforcement program.

2. Project Turn Down Traffic Volume -  
Continuation of Incentive Programs

In a Manager's Report dated January 25, 1978, (circulated) the City Engineer reported on the conclusion on December 31, 1977, of Project Turn Down Traffic Volume and requested direction on whether incentive programs to encourage carpooling should be continued beyond the original two-year period of the Federally funded experimental urban demonstration program.

Incentive programs provided for reduced parking rates and preferential parking spaces for carpools with three or more persons in one vehicle, and the establishment of a "Commuter Club", a computerized matching service for carpools. A recent survey disclosed thirty-five active certified carpools were now receiving reduced parking rates. Many of the carpoolers were former transit patrons and as a result the formation of the carpools did not appear to have reduced the number of commuter vehicles. The City Engineer reported the program was difficult to administer and did not yield the desired cost benefit; therefore, it appeared warranted that this aspect of the program be discontinued. It would be beneficial to continue the "Commuter Club" matching service, utilizing hand matching instead of computerized matching, as this would not result in substantial cost to the City, would provide a service to the public, and could be expanded when conditions warranted.

Following discussion it was

RECOMMENDED,

- A. THAT the incentive program for reduced parking rates be terminated.
- B. THAT the "Commuter Club" program continue indefinitely with annual cost, estimated at \$700, to be included in the Engineering Department budget.

3. Capilano Stadium Parking

Alderman Ford made reference to Council's recent discussions with Mr. Harry Ornest on the future use of Capilano Stadium for professional baseball and expressed her concern that on-street parking problems could result unless adequate parking space was provided on the Stadium grounds. She felt the City had another P.N.E. situation in the making.

Cont'd . . .

Report to Council  
 Standing Committee of Council  
 on Transportation  
 February 9, 1978 . . . . . (IV - 3)

Clause 3 Cont'd

The City Engineer advised while a contract had not yet been signed with Mr. Ornest, provision for parking had been discussed and would be included in the contract.

Following discussion, it was

RECOMMENDED,

THAT the Agreement between the City and Mr. Harry Ornest relating to the use of Capilano Stadium for professional baseball include provision for parking arrangements satisfactory to the City Engineer and Superintendent of Parks and Recreation.

4. Gasoline Retailing - Self-Serves

City Council at its meeting on April 19, 1977, when considering a report of the Committee dated March 13, 1977, dealing with gasoline retailing - self-serves, referred the following recommendation back to the Committee for further consideration and report:

"That the Transportation Committee meet with representatives of the oil industry, the A.R.A. and consumers associations and that the four groups jointly report to Council in three months time on the feasibility of a strategy for preserving competition and an adequate level of service in gasoline retailing within the City of Vancouver."

The City Manager referred to this outstanding motion of Council and sought the Committee's views on what further action should be taken on the matter.

It was

RECOMMENDED,

THAT no further action be taken on this matter at the present time.

The meeting adjourned at approximately 4:00 p.m.

\* \* \* \*

FOR COUNCIL ACTION SEE PAGE(S) 218

V

REPORT TO COUNCILSTANDING COMMITTEE OF COUNCIL  
ON FINANCE AND ADMINISTRATION

February 9, 1978

A meeting of the Standing Committee of Council on Finance and Administration was held on Thursday, February 9, 1978, at 3:30 p.m., in the No. 3 Committee Room, third floor, City Hall.

PRESENT: Alderman Brown, Chairman  
Alderman Gerard  
Alderman Puil

ABSENT : Alderman Gibson  
Alderman Marzari

CLERK : G. Barden

RECOMMENDATION

1. Preliminary Report on the  
1978 Revenue Budget Estimates

The Committee discussed the attached Manager's Report dated February 3, 1978 wherein the Director of Finance gave a preliminary report on the 1978 Revenue Budget Estimates. The 1978 Revenue and Expenditure budget in the Manager's Report shows, in total, estimated revenues of \$168,288,762 and estimated expenditures of \$172,718,125. The excess of expenditures over revenues which amounts to \$4,429,363 is the present budget deficit before any adjustment to the tax levy and before the detailed review of departmental submissions and other budget detail.

It was noted that the Finance Committee on January 26, 1978 approved the procedure that the Budget Review Committee will review the Revenue Budget Estimates with the Department Heads and Boards following the guidelines set out in the recommendations to this report. Subsequently, the Finance Committee will receive the Interim Budget which will contain a Preliminary Budget plus adjustments, recommendations of the Budget Review Committee and other analysis of departmental operations. The Finance Committee scheduled four meetings for detailed review of the departmental budgets.

Following discussion, it was

RECOMMENDED

- (1) THAT the Manager's Report be received for information.
- (2) THAT the City Manager and Director of Finance be instructed to meet with Department Heads and Boards to review the 1978 Revenue Budget Estimates as submitted and
  - (a) to make such reductions in the basic operating budget estimates as necessary so that the budgets, as adjusted, provide only funds required to maintain current standards of service as approved by Council.

cont'd.....

Report to Council  
 Standing Committee of Council  
 on Finance and Administration  
 February 9, 1978 . . . . . 2

Clause #1 continued:

- (b) to eliminate all requests for increases in standards of service from the supplemental budget estimates, allowing only those items considered essential to meet increased volumes of work or items which would clearly increase the operating efficiency of the Department or Board.
- (c) report all adjustments made to the budget during reviews to the Committee on Finance and Administration.

2. Budget for Council Committee on the Arts

The Committee considered a Manager's Report dated January 20, 1978 wherein the Director of Social Planning reported as follows:

"City Council on May 14, 1977 approved the establishing of the Interim Cultural Advisory Committee with funding of \$800 for 1977, as follows:

Arts Conference fees for members	\$250
Travel and per diem	\$425
Miscellaneous expenses	\$100
Unallocated	\$ 25
	<u>\$800</u>

City Council on May 31, 1977 approved a recommendation of the Interim Cultural Advisory Committee that the permanent Committee on the Arts be established, thereby replacing the Interim Committee. The funding of \$800 made available to the Interim Committee and then to its successor the Committee on the Arts lapsed December 31, 1977."

Following discussion, it was

RECOMMENDED

- A. THAT Council approve funding of \$800 for Council Committee on the Arts for the period January 1, 1978 to December 31, 1978, and request approval in advance of the 1978 operating budget.
- B. THAT Alderman Brown, Chairman of the Council Committee on the Arts, be given signing authority for the account.

3. New Permanent Full Time Positions -  
 City of Vancouver

The Chairman noted that the City Manager's office had circulated a report on new permanent full time positions established in 1977. During the ensuing discussion it was felt that a report on personnel increases should be circulated to the Finance Committee every six months for information.

cont'd.....

Report to Council  
Standing Committee of Council  
on Finance and Administration  
February 9, 1978 . . . . .

Clause #3 continued:

Following discussion, it was

RECOMMENDED

THAT the Director of Personnel Services report to the  
Finance Committee on personnel increase concurrent with  
the June/September budget reports.

The meeting adjourned at approximately 3:20 p.m.

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FOR COUNCIL ACTION SEE PAGE(S) 299

PART REPORT TO COUNCIL  
STANDING COMMITTEE OF COUNCIL  
ON COMMUNITY SERVICES

# VI

FEBRUARY 16, 1978

A meeting of the Standing Committee of Council on Community Services was held on Thursday, February 16, 1978, in Committee Room No. 1, Third Floor, City Hall, at approximately 1:00 P.M.

PRESENT: Alderman Marzari, Acting Chairman  
 Alderman Bellamy  
 Alderman Ford  
 Alderman Gerard

ABSENT: Alderman Rankin

COMMITTEE CLERK: H. Dickson

## CONSIDERATION

### 1. Health Services for School-Aged Children - Implications of Declining Enrollment

The Committee had before it for consideration a City Manager's report dated February 14, 1978 (copy circulated) in which the Medical Health Officer reported that as a result of decreased enrollment, the Vancouver School Board has required that services, including its health program, be reduced by 3% in 1978.

In the report, the Medical Health Officer advised that following a number of meetings between the Health Department and School Board officials, budget cuts in the School Board's health services are proposed as follows:

- a 20% reduction in the service provided by the dental mobile unit;
- a 25% reduction in the service of speech pathology;
- a 30% reduction in the service of the senior psychologist;
- a 5% reduction in service time spent at schools by Medical Health Officers.

These reductions will lower the School Board's health services budget by \$79,000.00.

The Medical Health Officer, the Director of Nursing and the Senior Psychologist appeared before the Committee on this matter, and during discussion, the Medical Health Officer pointed out that as a result of the proposed cuts in the services purchased by the School Board from Health Department, there will be a need to reduce Health Department staff.

The City Manager, in the report, recommended that the cuts proposed by the School Board be accepted and he submitted for consideration whether Council wishes the Medical Health Officer to propose to Council the restoration of some of these services in exchange for reductions in other (adult) programs within the Health Department.

During consideration of this matter, the Medical Health Officer reiterated statements contained in the report that these services are not redundant or unimportant.

Continued . . . .

Part Report to Council  
Standing Committee of Council on Community Services  
February 16, 1978

(VI-2)

Clause No. 1 Continued

Concern was expressed by some Committee Members that they should be made fully aware of the demand for all types of service before reaching a decision on which services should be reduced.

It was also noted during discussion that the reduction in the budget of the School Board would be a cut in services paid for by the School Board from its own financial resources (not from the City budget).

The Committee noted that the School Board's health budget contains an increase of \$7,000.00 for "Teacher's Health Service" as noted on the bottom of Page 1 of the City Manager's report and, responding to questions from the Committee, the Medical Health Officer indicated that the School Board believes teacher's health services is an important service. It was explained that this is for medical time provided for services other than treatment (i.e. consultative), and the Medical Health Officer stated that the benefits of this service are as significant to the students as they are to the teacher.

Following further discussion, a motion that the reductions in the School Board's health services budget as proposed in the City Manager's report dated February 14, 1978, be accepted and implemented by the Medical Health Officer as soon as possible, resulted in a tie vote and the matter is submitted to Council for CONSIDERATION.

The meeting adjourned at approximately 3:00 P.M.

FOR COUNCIL ACTION SEE PAGE(S) 288d 289

VII

STREET NAMING COMMITTEE

JANUARY 26, 1978/FEBRUARY 9, 1978

A meeting of the Street Naming Committee was held at 9:30 a.m., January 26, 1978 in the Manager's Board Room, Third Floor, City Hall and reconvened at 9:30 a.m., February 9, 1978 in the office of the Champlain Heights Development Group.

PRESENT: A. Geach, representing Director of Planning,  
Chairman, January 26, 1978  
J. Winsor, representing Director of Planning,  
Chairman, February 9, 1978  
A. Burhoe, representing City Engineer  
N. McClellan, representing Director of  
Permits and Licenses  
M. Kinsella, representing City Clerk

ALSO

PRESENT: M. Egan, Champlain Heights Development Group

CLERK: M.L. Cross

RECOMMENDATION1. Langara Estates

The Committee considered a letter dated June 16, 1977 from Daon Developments containing three names for the private roads within their development: Greensboro Place, Wethersfield Drive and Turnberry Crescent. The Committee, after slight alterations to the names,

## RECOMMENDED

THAT Daon Development Corporation be advised that there is no objection to the private roads within Langara Estates being named:

Greensboro Drive  
Turnberry Crescent  
Wethersfield Place

2. Quebec - Columbia Connector

The City Surveyor advised that the connection between 1st Avenue at Quebec Street and the intersection of Columbia/Pender/Keefer Diversion has now been constructed and dedicated.

## RECOMMENDED

THAT the dedicated street indicated on the attached plan marginally numbered LF6373, be officially named the Quebec-Columbia Connector and the Director of Legal Services be instructed to prepare and bring in the necessary By-law to amend By-law No. 4054.

cont'd.....



3. Champlain Heights (Enclave 1)

Mr. M. Egan, Champlain Heights Development Group, advised that very soon, purchasers will be moving into the development bounded by Boundary Road, 49th Avenue, Frontenac Street and 54th Avenue. Springer Construction have requested that the dedicated streets be known as Frontenac Place or Captain Cook Circle, Mews or Garden. They would prefer a single street name for the entire development.

The Committee was opposed to this suggestion.

After deliberation, it was decided that an explorer theme in keeping with the "Champlain" name of the area should be used.

RECOMMENDED

THAT the dedicated streets indicated on the attached plan marginally numbered LE4674 be officially named:

LaSalle Street  
Radisson Street  
Hennepin Avenue  
Bering Avenue  
Meares Avenue

and the Director of Legal Services be instructed to prepare and bring in the necessary By-law to amend By-law No. 4054.

FOR COUNCIL ACTION SEE PAGE(S) 299 & 300